Davidson County DEEDWARR
Recvd: 08/30/04 15:38 2pgs
Fees:13.00 Taxes:259.00

20040830-0104805

# WARRANTY DEED

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Minna Cook Gioia

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-30-01-27-07

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY: | Richard R. Hedgepath, Sr., Attorney<br>4800 Charlotte Ave.<br>Nashville, TN 37209 |

| NEW OWNER(S) | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| **Minna Gioia** and<br>**Jan Pass** | Same | 91-12 |
| P. O. Box 159136 | | 38 |
| Nashville, TN 37215 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ARTHUR A. NOLAN**, **CAROLYN E. NOLAN** AND **C. R. JOHNSON**, ALL OF THE TRUSTEES OF THE RICHLAND PRIMITIVE BAPTIST CHURCH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MINNA GIOIA** AND **JAN PASS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot Nos. 505 and 507 in Block No. 83, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 505 and 507 join and front each 25 feet on the north side of Indiana Avenue and extend back northwardly between parallel lines, 150 feet to an alley.

TRACT II:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 509 in Block No. 83, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lot fronts (25) twenty-five feet on the north side of Indiana Avenue and runs back between parallel lines (150) one hundred fifty feet to a (25) twenty-five foot alley and shows (25) twenty-five feet on said alley.

BEING the same property conveyed to TRUSTEES OF THE RICHLAND PRIMITIVE BAPTIST CHURCH by deeds of record in Book 874, Page 319, and Book 7805, Page 434, Register's Office for Davidson County, Tennessee.

THE RICHLAND PRIMITIVE BAPTIST CHURCH IS ONE AND THE SAME AS RICHLAND PRIMITIVE BAPTIST CHURCH OF CHRIST.

The above description is not the same as in the previous deed of record.

**4602 Indiana Avenue, Nashville, TN 37209**

(House Number) (Street) (City) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns, forever; and we do covenant with said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 30 day of August 2004.

**ARTHUR A. NOLAN** - Seller

**CAROLYN E. NOLAN** - Seller

**C. R. JOHNSON** - Seller

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Arthur A. Nolan**, **Carolyn E. Nolan** and **C. R. Johnson**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August 2004.

**NOTARY PUBLIC**

My commission expires: 01-22-07

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.