PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of September, 2004, by and between MARY ROBBINS, A WIDOW, and PATRICIA ANN ROBBINS GORDON, A MARRIED WOMAN AND MARYANN ROBBINS, UNMARRIED, hereinafter called Grantors, and HARPER ROAD FREEWILL BAPTIST CHURCH INC., hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARY ROBBINS, A WIDOW, and PATRICIA ANN ROBBINS GORDON, A MARRIED WOMAN AND MARYANN ROBBINS, UNMARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto HARPER ROAD FREEWILL BAPTIST CHURCH INC., hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 7166 HARPER ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

PAYNE GORDON, husband of PATRICIA ANN ROBBINS GORDON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Mary Robbins
MARY ROBBINS
Signature of Seller

Patricia Ann Robbins Gordon
PATRICIA ANN ROBBINS GORDON
Signature of Seller

Payne Gordon
PAYNE GORDON
Signature of Seller Spouse

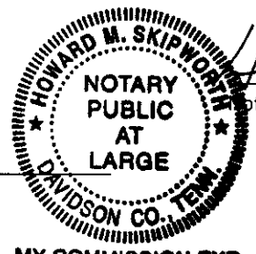
Mary Ann Robbins
MARYANN ROBBINS
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/28/04 11:23 4pgs
Fees:23.00 Taxes:351.13
20040928-0116630

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

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARY ROBBINS,**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **20th** day of **September, 2004.**




Howard M. Skipworth
Notary Public

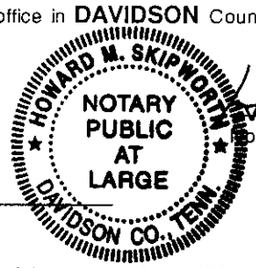
My Commission Expires:_____

MY COMMISSION EXP. JANUARY 26, 2008

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

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **PATRICIA ANN ROBBINS GORDON, joined by her husband, PAYNE GORDON**, the within named 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 office in **DAVIDSON** County, this **20th** day of **September, 2004.**




Howard M. Skipworth
Notary Public

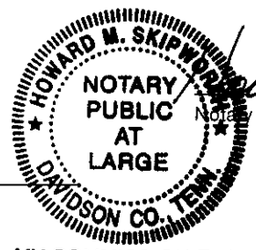
My Commission Expires:_____

MY COMMISSION EXP. JANUARY 26, 2008

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

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARYANN ROBBINS**, the within named bargainor, 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 office in Davidson County, Tennessee, this **20th** day of **September, 2004.**




Howard M. Skipworth
Notary Public

My Commission Expires:_____

MY COMMISSION EXP. JANUARY 26, 2008

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

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 office in _____ County, _____, this **20th** day of **September, 2004.**

_____
Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

**HARPER ROAD FREEWILL BAPTIST CHURCH INC.**

**7130 HARPER ROAD**
**JOELTON, TENNESSEE 37080**

Property Address:

**7166 HARPER ROAD**
**JOELTON, TENNESSEE 37080**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 14, PARCELS 157 & 211**

# AFFIDAVIT OF VALUE

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

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$94900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **September, 2004.**

Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7471

# EXHIBIT 'A'

A CERTAIN TRACT of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Robbins Subdivision, 1st Councilmanic District, being further described according to plat, of record in Plat Book 9700, page 753, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MICHAEL W. ROBBINS, by Warranty Deed, of record in Book 11035, page 148, Register's Office for DAVIDSON County, Tennessee. The said MICHAEL W. ROBBINS having since died testate October 27, 2003. Further being the same property devised to ORVILLE ROBBINS AND WIFE, MARY ROBBINS, by Last Will and Testament, of record in Volume Number 5541/1334533, Register's Office for Davidson County, Tennessee. The said ORVILLE ROBBINS having since died _____, leaving said property vested solely in MARY ROBBINS, and his daughters, PATRICIA ANN ROBBINS GORDON and MARYANN ROBBINS.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCELS 157 & 211).

2. All matters as set forth on the Plan of Robbins Subdivision, of record in Plat Book 9700, page 753, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.