31B
LTH

This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Send Tax Bills to New Owner at:

Lino Toral
1713 Lawnrest Drive
Nashville, TN 37210

Davidson County DEEDWARR
Recvd: 10/08/04 16:14 3pgs
Fees:18.00 Taxes:647.50
20041008-0122230

Map & Parcel Number

Map **106**
Parcel **27.02**

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **NASHVILLE CHRISTIAN TOWERS, INC.** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **LINO TORAL** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents GRANTS, SELLS AND CONVEYS unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in the 1st Civil District of Davidson County, Tennessee, formerly the 6th Civil District and shown on the Plan of Nashville Christian Towers, Inc. in Plan Book 5210, page 20, Register's Office for Davidson County, Tennessee, as "Houston Ezell Property" and bounded and described as follows:

North-Murfreesboro Road

South-Nashville Christian Towers, Inc.

East-Nashville Christian Towers, Inc.

West-Champaneria formerly Anderson

Beginning at a point in the southerly margin of Murfreesboro Road, at the north westerly corner of the Plan of Nashville Christian Towers, Inc., of record in Plat Book 5210, page 20, said Register's Office; thence with the southerly margin of Murfreesboro Road North 69 deg. 39 min. West 100 feet to a point; thence leaving the southerly margin of West 150 feet to a point; thence leaving Champaneria with a line common to the above-reference Plan of Nashville Christian Towers, Inc., South 69 deg. 39 min. East 100 feet to a point; thence with a line common to the above-referenced Plan of Nashville Christian Towers, Inc., North 27 deg. 52 min. East 150 feet to the point of beginning.

Being the same property conveyed to NASHVILLE CHRISTIAN TOWERS, INC., by deeds of record in Book 7887, page 650, and Book 7889, page 450, said Register's Office.

This is improved property commonly known as: **895 Murfreesboro Road, Nashville, Tennessee 37217**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his heirs, successors and assigns, forever. The Grantor, for itself and its successors and assigns covenants with the Grantee that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, his heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 4th day of October, 2004.

NASHVILLE CHRISTIAN TOWERS, INC., a Tennessee corporation

By: Raymond L. Hunter

Raymond Hunter

Its: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Raymond Hunter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Vice President** of **Nashville Christian Towers, Inc.,** the within named bargainor, a corporation, and that he as such **Vice President,** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its **Vice President.**

Witness my hand and seal, at office in Nashville, Tennessee on this 4th day of October, 2004.

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

G. Miller Hogan II
Notary Public

My commission expires: JAN. 4, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is **$175,000.00.**

Affiant

Sworn to and subscribed before me this 4th day of October, 2004.

G. Miller Hogan II
Notary Public

My Commission Expires: JAN. 4 2006

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.