2004 20483

Davidson County DEEDWARR
Recvd: 11/29/04 12:12 3pgs
Fees:18.00 Taxes:2701.00
20041129-0141404

This Instrument Prepared By:
M. T. Taylor, Jr.
Attorney at Law
339 Main Street
Franklin, TN. 37064

NEW OWNER:
Nashville Korean United Methodist Church
C/O 421 Carphilly Ct.
Brentwood, TN 37027

SEND TAX BILLS TO:
SAME

MAP & PARCELS:
159 / 105. & 106.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Henderson Hillin Jr., etux Mary Frances Hillin***, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto the **Nashville Korean United Methodist Church**, acting by and through its Trustees, having full authority to act on behalf of the Nashville Korean United Methodist Church, pursuant to Resolution dated 11-19-04, hereinafter called the Grantee(s), their successors and assigns, a certain tracts or parcels of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

*Mary Frances Hillin and Mary Hillin and Mary F. Hillin are one and the same person.

See Attached Exhibit "A" – Legal Description

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), their successors and assigns, forever;

AND WE DO COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1) 2004 Property Taxes which are a lien and are now due and payable.
2) Tract II – Restrictive Covenants of record in Book 4550, page 142, R.O.D.C., TN.
3) Tract II – Right-of-Way of record in Book 6375, page 47, R.O.D.C., TN.
4) Tract II – Matters as shown in Book 6200, page 207, R.O.D.C., TN, concerning resubdivision of Lot 19 – Boker Heights – Section 3.
5) Tract I – Sewer & Storm Drain Right-of-Way of record in Book 7499, page 466, R.O.D.C., TN.

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), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as:

908 & 916 Old Hickory Blvd., ~~Nashville~~ Brentwood 37027, Davidson County, Tennessee.

WITNESS our hands this 19 day of November, 2004.

Henderson Hillin, Jr.

Mary Frances Hillin

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared **Henderson Hillin, Jr., et ux Mary Frances Hillin** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 19th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 10/22/05

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $ 730,000.00 Dollars.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 19 day of Nov., 2004.

NOTARY PUBLIC

My Commission Expires:

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

EXHIBIT "A"

PROPERTY DESCRIPTION

Being a tract of land lying in the city of Oak Hill, Davidson County, Tennessee, also partially being Lot 1 of the Resubdivision of Lot 19, of Section 3 Bokor Heights, as of record in Plat Book 6200, Page 207, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the northerly right-of-way line of Old Hickory Boulevard, 120 feet in width, at a corner common with Lot 6 of Section One, Bokor Heights, as of record in Plat Book 3842, Page 268, at the Register's Office for Davidson County, Tennessee, also being the property of Benjamin J. Peters, Et Ux, as of record in Deed Book 4430, Page 343, at the Register's Office for Davidson County, Tennessee, said iron rod set also being located at Northing: 621,407.03; Easting: 1,733,698.43; on the State Plane Coordinate System NAD-83 (1995);

Thence with the northerly right-of-way line of Old Hickory Boulevard, North 82 deg 27 min 22 sec West, 163.00 feet to an existing axle;

Thence North 84 deg 08 min 15 sec West, 236.71 feet to an existing concrete monument, at a corner common with Lot 2 of the Indian Hills Subdivision, Section One, as of record in Plat Book 2663, Page 21, at the Register's Office for Davidson County, Tennessee, also being the property of Jarnail Singh Chhina & Maghar S. Grewal, as of record in Instrument Number: 20040330-0035735, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Old Hickory Boulevard, with the easterly property line of Jarnail Singh Chhina & Maghar S. Grewal, North 08 deg 44 min 46 sec East, 1309.11 feet to an existing iron rod in the easterly property line of Key Investments, Inc., as of record in Deed Book 10294, Page 410, at the Register's Office for Davidson County, Tennessee, and at a corner common with Lot 2 of the said Resubdivision of Lot 19 of Section 3 Bokor Heights, also being the property of Robert E. Dalton, Et Ux, as of record in Instrument Number: 20030508-0061566, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Robert E. Dalton, Et Ux, South 82 deg 27 min 27 sec East, 236.48 feet to an existing concrete monument, at a corner common with Lot 18 of Section Three, Bokor Heights, as of record in Plat Book 4300, Page 62, at the Register's Office for Davidson County, Tennessee, also being the property of Kathryn A. Nikolai, Et Vir, as of record in Deed Book 11218, Page 581, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Kathryn A. Nikolai, Et Vir, South 06 deg 03 min 58 sec West, 1293.91 feet to the POINT OF BEGINNING. Containing 480,794 square feet or 11.038 acres more or less.

Being the same property conveyed to Henderson Hillin, Jr., Et Ux, as of record in Deed Book 4032, Page 801 and Instrument Number: 20030318-0035669, at the Register's Office for Davidson County, Tennessee.