Davidson County DEEDWARR
Recvd: 12/01/04 14:18 3pgs
Fees:18.00 Taxes:118.40

20041201-0143127

WARRANTY DEED

FROM:	THIS INSTRUMENT WAS PREPARED BY:
Anderson C. Rucks and wife,	George H. Cate, Jr.
Elizabeth M. Rucks	Attorney at Law
TO:	95 White Bridge Road Suite 503, Cavalier Building Nashville, TN 37205
Westwood Baptist Church, University Center	615-352-8677

Address of New Owner(s)	**Send Tax Bills To:**	**Map and Parcel Numbers**
Westwood Baptist Church, University Center	SAME	Map: 92.2
2510 Albion Street		Parcel: 408
Nashville, TN 37208		

(FOR REGISTER'S USE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this deed is $32,000.00.

Carol J. Batchelar, **Affiant**

Title: Vestry / Trustee

Subscribed and sworn to before me, this 30th day of November, 2004.

George H. Cate, Jr.
Notary Public

My Commission Expires: 3-26-05

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY TWO THOUSAND DOLLARS ($32,000.00) cash in hand paid by the grantee hereinafter named, the receipt of which is hereby acknowledged, the undersigned, Anderson C. Rucks and wife, Elizabeth M. Rucks, grantors, do hereby transfer and convey unto the grantee, Westwood Baptist Church, University Center, a Tennessee corporation, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 99 in the subdivision of the Hefferman Place, a plan which is of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 50 feet on the southerly side of Alameda Street, and runs back between parallel lines, with the westerly margin of 25th Avenue, North (formerly Iowa Avenue), 140 feet to an alley.

Being the same property conveyed to Anderson C. Rucks and wife, Elizabeth M. Rucks, by warranty deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 4076, page 755, Office of the Register for Davidson County, Tennessee.

This is improved property, known as: 2501 Alameda Street, Nashville, Tennessee 37208.

To have and to hold the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, Westwood Baptist Church, University Center, a Tennessee corporation, its successors and assigns forever. The grantors hereby covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

The grantors further covenant and bind themselves, theirs successors, representatives, and assigns to warrant and forever defend the title to the said real estate to the said grantee, its successors and assigns, against the lawful claims of all persons.

In witness whereof, we, the said grantors and grantee, have caused this instrument to be executed by duly authorized representatives on this 30th day of November, 2004.

Anderson C. Rucks

Elizabeth M. Rucks

Westwood Baptist Church, University Center

By: _____

Title: _____

State of Tennessee)
County of Davidson)

In Nashville, Tennessee, on the 30th day of November, 2004, before me, a Notary Public in and for the above state and county, personally appeared Anderson C. Rucks and wife Elizabeth M. Rucks, known to me or proved to be the persons named in and who executed the foregoing instrument, and being first duly sworn, such persons acknowledged that they executed said instrument for the purposes therein contained as their free and voluntary act and deed.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 30th day of November, 2004.

George H. Cate, J.
Notary Public

My Commission Expires: 3-26-05

State of Tennessee)
County of Davidson)

In Nashville, Tennessee, on the 30th day of November, 2004, before me, a Notary Public in and for the above state and county, appeared Carl J. Batchelor, 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 Deacon/Trustee of Westwood Baptist Church, University Center and that he as such Deacon/Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Deacon/Trustee

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 30th day of November, 2004.

George H. Cate, J.
Notary Public

My Commission Expires: 3-26-05