Davidson County DEEDWARR
Recvd: 03/07/05 14:39 2 pgs
Fees:13.00 Taxes:647.50

20050307-0024836

WARRANTY DEED
IN LIEU OF FORECLOSURE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF February 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: September 30, 2008

THIS INSTRUMENT PREPARED BY:	Richard R. Hedgepath, Sr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Gary C. Duke	Same	Map. 91-9
7425 Lakeview Dr.		Parcel 22
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **FRANKLIN MITCHELL, AS SOLE OWNER AND PASTOR OF WEST NASHVILLE FULL GOSPEL OUTREACH, A NON-INCORPORATED RELIGIOUS INSTITUTION**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY C. DUKE**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee being Lot No. 3 on the Final Plat of Duluth Vernon Subdivision, of record in Instrument No. 20011030-0118204, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John Clinton Lane and wife, Catherine Thornburg, by deed from Mid-South Industries, Inc., of record in Instrument No. 20020530-0065695, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to West Nashville Full Gospel Outreach, a non-incoporated religious institution by deed from John Clinton Lane and wife, Catherine Thornburg being filed for record in Instrument No. 20031202-0173115, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

The above description is the same as in the previous deed of record.

The grantor, **Franklin Mitchell**, and the grantee, **Gary C. Duke**, acknowledge that this conveyance is made in lieu of the foreclosure by the grantee, **Gary C. Duke**, of the Deed of Trust recorded in Instrument No. 20031202-0173116, the grantor herein being in default of said Deed of Trust.

618 Vernon Avenue, Nashville, Tennessee 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, his heirs and assigns, forever; and I do covenant with said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 18 day of Nov. 2004.

Franklin Mitchell individually as Sole Owner and Pastor of West Nashville Gospel Outreach

FRANKLIN MITCHELL, as Sole Owner and Pastor of **West Nashville Gospel Outreach, a Non-incorporated Religious Institution** - Grantor

GARY C. DUKE - Grantee

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 **Franklin Mitchell**, Sole Owner and Pastor of **West Nashville Gospel Outreach, a Non-incorporated Religious Institution**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November 2004.

RICHARD HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 01-27-07

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 **Gary C. Duke**, Grantee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of November 2004.

NOTARY PUBLIC

My commission expires: September 30, 2005