WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/05 09:45 2 pgs
Fees:13.00 Taxes:2035.00
20050322-0030989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAENOA ANNE WILSON NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Exp. SEPT 22, 2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustees of Family Affairs Ministries Fellowship DS GGS	Trustees of Family Affairs Ministries Fellowship DS GGS	72-15-182,183,185,188
(NAME) 1600 Riverside Drive	(NAME) 1600 Riverside Drive	
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Trustees of Riverside Baptist Church a/k/a New Life Baptist Church, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trustees of Family Affairs Ministries Fellowship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1600 Riverside Drive, Nashville, TN 37216
1610 Porter Avenue, Nashville, TN 37216
1600 Porter Road, Nashville, TN 37216
1604 Porter Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 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 GRANTEES, their 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 hand this 16th day of March, 2005.

Trustees of Riverside Baptist Church a/k/a New Life Baptist Church

By: Robert Lee Martin

Robert L. Martin, Chairman of the Trustees

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this day before, the undersigned, a Notary Public, duly commissioned, and qualified and acting, within and for said County and State, appeared in person the within named Robert L. Martin to me personally well known or upon satisfactory proof, stated that he was the Chairman of The Trustees of Riverside Baptist Church, a/k/a New Life Baptist Church, a church under construction, and was duly authorized in that capacity to execute the foregoing instrument (s) for and in the name of and of behalf of said entity and acknowledge that he had so signed, executed delivered said foregoing instrument for the consideration, uses and purpose therein mentioned and set forth.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2005.

Commission expires: JAN. 4, 2006

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

G. Miller Hogan II

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lots 1, 2, 3, 21, 22, 23, 24, 25, 26 and 27, Porter Road Subdivision of the Shingle Property, plat of record in Plat Book 843, Page 38, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trustees of Riverside Baptist Church, by Deed dated May 10, 1945 and filed for record in Deed Book 1324, Page 217, Register's Office for Davidson County, Tennessee. (LOTS 1 & 2)

Being the same property conveyed to Trustees of Riverside Baptist Church, by Deed dated August 16, 1951, filed for record in Deed Book 2018, Page 519, Register's Office for Davidson County, Tennessee. (LOT 3)

Being the same property conveyed to Trustees of Riverside Baptist Church, by Deed dated August 27, 1943, filed for record in Deed Book 1238, Page 600, Register's Office for Davidson County, Tennessee. (LOT 3)

Being the same property conveyed to Trustees of Riverside Baptist Church, by Deed dated April 2, 1956, filed for record in Deed Book 2498, Page 580, Register's Office for Davidson County, Tennessee. (LOT 21)

Being the same property conveyed to Trustees of Riverside Baptist Church, by Deed dated April 2, 1956, filed for record in Deed Book 2498, Page 581, Register's Office for Davidson County, Tennessee. (LOT 22 P/T 23)

Being the same property conveyed to Trustees of Riverside Baptist Church, by Deed dated August 6, 1955, filed for record in Deed Book 2445, Page 35, Register's Office for Davidson County, Tennessee. (LOT 23)

Being the same property conveyed to Trustees of Riverside Baptist Church, by Deed dated August 10, 1951, filed for record in Deed Book 1646, Pages 275 and 276ister's Office for Davidson County, Tennessee. (P/T LOT 25)

Being the same property conveyed to Trustees of Riverside Baptist Church, by Deed dated April 9, 1954, filed for record in Deed Book 2274, Page 323, Register's Office for Davidson County, Tennessee. (P/T LOTS 25 and 26)

Being the same property conveyed to Trustees of Riverside Baptist Church, by Deed dated June 7, 1955, filed for record in Deed Book 2437, Page 385, Register's Office for Davidson Tennessee. (LOT 27)

The following matters areexpressly excepted from Seller's warranty of title:

(a) Subject to all matters as set forth per Plat Book 843, Page 38, Register's Office for said County.
(b) Easements of record in Deed Book 4144, Page 672, said Register's office.
(c) 2004 property taxes which have not been prorated and are assumed by Grantee.