Davidson County DEEDWARR
Recvd: 05/10/05 16:10 4 pgs
Fees:23.00 Taxes:74.00
20050510-0052923

WARRANTY DEED

FROM:	THIS INSTRUMENT WAS PREPARED BY:	
Lurene E. Box and Hazel Jones	George H. Cate, Jr.	
	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 $20,000.00.** _____ **Affiant** **Title:** _____ **Subscribed and sworn to before me, this 10th day of May, 2005.** _____ **Notary Public** **My Commission Expires:** 3-21-09	

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY THOUSAND DOLLARS ($20,000.00) cash in hand paid by the grantee hereinafter named, the receipt of which is hereby acknowledged, the undersigned, Lurene E. Box and Hazel Jones, 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:

Land in Davidson County, Tennessee, being Lot(s) 184, of Block 11, as shown on the map entitled Heffernan Place,

of record in Plat Book 161, page(s) 138, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Albion Street and runs back between parallel lines 140 feet to an alley, said lot running back along the westerly margin of 26th Avenue North.

Being the same property conveyed to Walter Box and wife, Hattie Box, by deed of record in Book 1782, page 144, said Register's Office, the said Walter Box having predeceased Hattie Box, and the said Hattie Box having since died. The unprobated Will of Hattie Box recorded in Book 8198, page 29, purported to transfer title to William Box and Hazel Jones. Quitclaim Deeds from the Heirs At Law of Hattie Box (except Claudia Box) to William Box and Hazel Jones recorded as Instrument Nos. 20050222 0019335, 20050222 0019334, 20050222 0019333, 20050222 0019332, 20050222 0019331, 20050222 0019330, 20050222 0019329, 20050222 0019335, 20050222 0019328, 20050222 0019327, 20050222 0019326, 20050222 0019325 and 20050222 0019324, said Register's Office, the said William Box having since died. The Judgment of Partition and Sale of record in Docket No: 04P-1207, Seventh Circuit Court for Davidson County, Probate Division authorizes Lurene E. Box and Hazel Jones to execute a deed to Westwood Baptist Church, University Center, transferring all rights conveyed to them by Quitclaim Deeds from the other Heirs at Law of Hattie Cooper Box.

This is improved property, known as: 2601 Albion Street, Nashville, TN 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 10th day of May, 2005.

Lurene E. Box

Lurene E. Box

Hazel Jones by Lurene E. Box

Hazel Jones attorney-in-fact

Westwood Baptist Church, University Center

By: Carol G. Batchelor

Title: Deacon

State of Tennessee)
County of Davidson)

In Nashville, Tennessee, on the 10th day of May, 2005, before me, a Notary Public in and for the above state and county, personally appeared Lurene E. Box, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such persons acknowledged that she executed said instrument for the purposes therein contained as her free and voluntary act and deed.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 10th day of May, 2005.

George H. Cate

Notary Public

My Commission Expires: 3-21-09

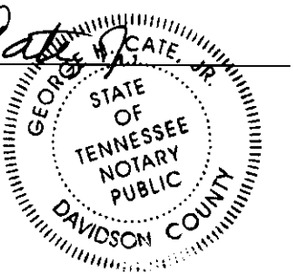
GEORGE H. CATE, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

In Nashville, Tennessee, on the 10th day of May, 2005, before me, personally appeared Lurene E. Box, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hazel Jones, acknowledged that such person executed the same as the free act and deed of Hazel Jones.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 10th day of May, 2005.

George H. Cate, Jr.
Notary Public



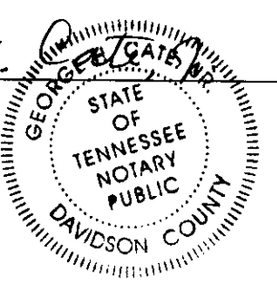
My Commission Expires: 3-21-09

State of Tennessee)
County of Davidson)

In Nashville, Tennessee, on the 10th day of May, 2005, 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 of Westwood Baptist Church, University Center and that he as such Deacon 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.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 10th day of May, 2005.

George H. Cate, Jr.
Notary Public



My Commission Expires: 3-21-09