Davidson County DEEDWARR
Recvd: 06/13/05 08:56 2 pgs
Fees:13.00 Taxes:969.03
20050613-0067002

THIS INSTRUMENT PREPARED BY:
Beam, Miller & Rogers, PLLC
709 Taylor Street
Nashville, Tennessee 37208

FROM: The Virginia R. Philpot Revocable Living Trust
The Nella Gean Philpot Revocable Living Trust
(Collectively "GRANTOR")

TO: Judson Baptist Church ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Judson Baptist Church 4900 Franklin Road Nashville, TN 37220	Judson Baptist Church 4900 Franklin Road Nashville, TN 37220	146-3-6

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Two Hundred Seventy Thousand and No/100's ($261,900.00) and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Martha Lynn Bailey, Successor Trustee of The Virginia R. Philpot Revocable Living Trust and Successor Trustee of The Nella Gean Philpot Revocable Living Trust, have bargained and sold, and by these presents do transfer and convey unto Judson Baptist Church, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot(s) 5, as shown on the map entitled Creighton Meadows, Section 2, of record in Plat Book 3300, page(s) 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to The Virginia R. Philpot Revocable Living Trust, as an undivided ½ interest, and The Nella Gean Philpot Revocable Living Trust, as an undivided ½ interest, by deeds of record in Book 10363, page 696, Book 10363, page 694, Book 10363, page 692, and Book 10363, page 690, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to The Virginia R. Philpot Revocable Living Trust and The Nella Gean Philpot Revocable Living Trust, its successors and assigns forever.

And the Successor Trustee of The Virginia R. Philpot Revocable Living Trust and The Nella Gean Philpot Revocable Living Trust does hereby covenant that said trusts are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except:

1. Real property taxes for the year 2005, a lien, but not yet due and payable which shall be assumed by the Grantee.
2. Matters shown on the Plan of record in Book 3300, page(s) 90, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 3465, page 196, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7710, page 47, and Book 7790, page 345, said Register's Office.

WITNESS my hand this 10th day of June, 2005.

The Virginia R. Philpot Revocable Living Trust

By: Martha Lynn Bailey
Martha Lynn Bailey, Successor Trustee

The Nella Gean Philpot Revocable Living Trust

By: Martha Lynn Bailey
Martha Lynn Bailey, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Martha Lynn Bailey, with whom I am personally acquainted, and who acknowledged that she is the Successor Trustee of The Virginia R. Philpot Revocable Living Trust and The Nella Gean Philpot Revocable Living Trust, and is authorized to execute this instrument on behalf of the trusts and that as such she executed this instrument for the trusts for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2005.

Susan M. Hanley
Notary Public

SUSAN M. HANLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: Jan 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $261,900.00.

Martha Lynn Bailey
AFFIANT

Subscribed and sworn to before me this 10th day of June, 2005.

Susan M. Hanley
NOTARY PUBLIC

SUSAN M. HANLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan 27, 2007