This instrument was prepared by:

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One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $15,500.00.

Affiant

Subscribed and Sworn to before me, this 21st day of June, 2005.

Notary Public

My Commission Expires: 7/21/2007

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

MAP-PARCEL# 81-16-242

The Name and Address of the new owners are:

The Fifteenth Avenue Baptist Community Development Corporation
930 Scovel Street
Nashville, Tennessee 37208

MAIL TAX BILLS TO:

SAME

Davidson County DEEDWARR
Recvd: 06/29/05 13:26 2 pg
Fees:13.00 Taxes:57.35
20050629-0074846

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between BOMAR L. JONES, MARRIED hereinafter referred to as, GRANTOR, and THE FIFTEENTH AVENUE BAPTIST COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE NON-PROFIT CORPORATION hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), Cash in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the GRANTEE, its successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being the Westerly 25 feet of Lot No. 43 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.
>
> Said Westerly part of Lot No. 43 fronts 25 feet on the northerly side of Scovel Street and runs back between parallel lines 150 feet, more or less to an alley.
>
> Being the same property conveyed to Dorothy Irene Jones, by deed of record in Book 7862, page 922, said Register's Office; the said Dorothy Jones having since

died; the will of Dorothy Irene Jones of record in Docket No. 05P550, Probate Court Clerk's Office devising the subject property to Bomar Jones. Bomar Jones and Bomar L. Jones are one and the same person. (See Affidavit of record as instrument# 200506290074845, said Register of Deeds Office).

This is unimproved property known as 1026 Scovel Street, Nashville, Tennessee 37208.

This conveyance is subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said interest in the tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands at office in Nashville, Tennessee this 21st day of June, 2005.

Bomar L. Jones

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 **Bomar L. Jones,** the bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who upon oath, acknowledged that he executed the foregoing document for the purposes therein contained as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of June, 2005.

Notary Public

My Commission Expires: 7/21/2007

CAROLYN PIPHUS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007