Davidson County DEEDWARR
Recvd: 07/01/05 11:34 3 pgs
Fees:18.00 Taxes:555.00
20050701-0076042

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Kimberly Brown
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30 DAY OF JUNE, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-25-06
(AFFIX SEAL)

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN. MY COMMISSION EXPIRES: JAN. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Missionary Christian Center Assembly of God, Inc.	**American Security Bank & Trust**	**26.09-85.00**
606 Wade Circle	**101 Springhouse Court**	
Goodlettsville, TN 37072	**Hendersonville, TN 37075**	

FOR AND IN 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,

Terry C. Reeves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Missionary Christian Center Assembly of God, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 1424, page 4, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(✓) Improved
This ( ) Unimproved property is known as: **606 Wade Circle**
Goodlettsville, TN 37072

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 not 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 ever 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 30 day of **June, 2005.**

Terry C. Reeves

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Terry C. Reeves**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 30th day of **June, 2005.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO., TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

Exhibit "A"

Being Lot No. 11 on the Map of Terra View Subdivision of record in Book 1130, page 69, Revised in Book 1424, page 4, Register's Office for said County.

Said Lot No. 11 fronts 100 feet on the north side of Wade Circle and runs back between lines, 211 feet on the east line, and 249 feet on the west line, to a dead line on which it measures 110 feet.

INCLUDED in the above lot, but EXCLUDED from this conveyance is a portion of the property conveyed heretofore to the State of Tennessee for highway purposes by Deed recorded in Book 4164, page 384, Register's Office for Davidson County, Tennessee, to which reference is here made for all conditions set out in said deed, especially with regard to the usage of the remaining property not so conveyed. Said exclusion is described as follows:

Beginning at a point in Marvin K. Barry, First and Sadler, et al's south boundary line being Frank D. Crafton's northeast corner; thence with Barry, First and Sadler's line, eastwardly 100 feet to a point; thence S 12 deg 48 min. 20" W, 185 feet to Crafton's east boundary line; thence with his line northwardly 200 feet to the point of beginning.

Being the same property conveyed to Terry C. Reeves, by Successor Trustee's Deed from Guy Humphries, Successor Trustee, dated 06/10/88 and filed for record 07/07/88 in Book 7593, page 153, Register's Office for Davidson County, Tennessee.