Schulman LeRoy
Box 318

Davidson County DEEDWARR
Recvd: 08/03/05 15:18 3 pg
Fees:18.00 Taxes:887.63
20050803-0091276

This instrument was prepared by:
Ashley N. Arnold
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	Map/Parcel No:
First Baptist Church of Joelton, Inc.	SAME	Map 22-0
7140 Whites Creek Pike		Parcel 92
Joelton, TN 37080		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $239,900.00.

Patricia Carroll
Affiant

Sworn to and subscribed before me this the 2 day of August 2005.

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1-27-07

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, The Bates Family Limited Partnership, a Tennessee Limited Partnership hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto First Baptist Church of Joelton, Inc., a Tennessee Corporation, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in 14th Civil District of Davidson County, Tennessee, according to a survey by John Michael Sullivan, surveyor, registered engineer number 2958, dated March 18, 1968, being more particularly described as follows:

Beginning in the center of Springfield Road, northwest corner of that part of the lot belonging to the Davidson County Board of Education, conveyed to them T.H. Sharon and wife, by Deed of record in Book 552, page 297, Register's Office for said county; thence with center of said road, north 17 degrees west 172 feet to a point; thence north 72 degrees 30' east to 146 feet, partly with a fence; thence south 17 degrees east 172 feet with fence; thence south 72 degrees 30 min. west 146 feet to the point of beginning.

There is an easement for right-of-way for Springfield Road and proposed alley lying within boundary of premises.

Being the same property conveyed to The Bates Family Limited Partnership by Quitclaim Deed from H. Michael Bennett, Trustee, and to H. Michael Bennett, Trustee from Guy E. Bates, Sr., and wife, Clara Bates, of record in Book 10586, Page 423, Register's Office for Davidson County, Tennessee.

This is improved property known as 7106 Whites Creek Pike, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever, and the said Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered with the exception of:

1. A lien for the 2005 county taxes which shall be prorated and assumed by the grantee herein;

2. An easement for right-of-way of Springfield Road and proposed alley lying within boundary of premises;

3. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 7640, page 590, Register's Office for Davidson County, Tennessee;

4. Any and all matters shown of record in the Register's Office, Davidson County, Tennessee;

5. Rights or claims tenants in possession.

AND the said Grantor further covenants and binds itself, and its heirs, successors and assigns, 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 this 2nd day of Aug., 2005.

The Bates Family Limited Partnership, a Tennessee Limited Partnership

By: Suzanne B. McGehee, General Partner
Suzanne McGehee
Its: General Partner

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Suzanne McGehee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a general partner of The Bates Family Limited Partnership, the within name bargainor, a partnership, and that she, as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as general partner.

Witness my hand, at office, this 2 day of August, 2005.

Ashley N. Arnold
Notary Public

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

The Bates Family Limited Partnership, a Tennessee Limited Partnership

By: Clara Bates by Suzanne B. McGehee, POA
Clara Bates, by her attorney in fact, Suzanne McGehee by a Durable General Power of Attorney of record in Instrument No: 20020429-0052410, Register's Office for Davidson County, Tennessee
Its: General Partner

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Suzanne McGehee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact of Clara Bates by a Durable General Power of Attorney, and who acknowledged Clara Bates be a general partner of The Bates Family Limited Partnership, the within name bargainor, a partnership, and that she, as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as general partner and is a constituent of the maker, and is authorized by Clara Bates as such general partner, to execute this instrument on her behalf.

Witness my hand, at office, this 2 day of Aug., 2005.

Notary Public

My Commission Expires: 1-27-07

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.