WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/06 11:44 2 pgs
Fees:13.00 Taxes:259.37
20060509-0054181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: March 21, 2009 (AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2288 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First United Pentecostal Church, Inc.	First United Pentecostal Chuch	114-0-54.01
(NAME) 7494 Charlotte Pike	(NAME) 7512 Charlotte Pike	
(ADDRESS) Nashville, TN. 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Patricia H. Davids, Executrix of The Estate of Frances Irene Hulan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First United Pentecostal Church, Inc., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 7494 Charlotte Pike, Nashville, TN. 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 forever 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 1st day of May, 2006.

The Estate of Frances Irene Hulan

By: Patricia H. Davids

Patricia H. Davids, Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of May, 2006, before me, personally appeared Patricia H. Davids as Executor/Administrator of the Estate of Frances Irene Hulan, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 2006.

Commission expires:

KEVIN LAMONT MOORE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires March 9, 2010

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Assessors Map 114, Parcel 54.01.

Being a certain tract of land known as the William P. and Francis Hulan property (Deed Book 5460, Page 951) in the Eighth Civil District of Davidson County, Tennessee and being further described as follows:

Beginning on an iron rod (old) at the northeast corner of W.P. Hulan property (Deed Book 2042, Page 523) and in the south line of Westchase, Section Four (Instr. No. 20040204-0013784);

Thence, S 83 deg. 37' 10" E – 98.13' to an iron rod (old) at the northwest corner of John Preston and Jackie Hulan (Deed Book 5460, Page 948);

Thence, with the Hulan's west line, S 03 deg. 28' 50" W – 99.50' to an iron rod (old) at a northeasterly corner of the aforementioned W.P. Hulan property.

Thence, with Hulan's north and east lines the next two calls;

N 83 deg. 37' 10" W – 98.13' to an iron rod (old);
N 03 deg. 28' 50" E – 99.50' to the Point of Beginning and containing 9,751 square feet or 0.22 acres more or less.

Being part of the same property conveyed to William P. Hulan by deed from Charles A. Hulan, Ernest Hulan and Mrs. Emma Hinson Hulan, widow of Archie B. Hulan, deceased of record in Book 2042, page 523, Register's Office for Davidson County, Tennessee and also being further conveyed to William P. Hulan and wife, Frances E. Hulan by deed of record in Book 2104, page 155, said Register's Office, the said William P. Hulan having predeceased France E. Hulan and the said Frances E. Hulan having since died.