WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

Davidson County DEEDWARR
Recvd: 06/29/06 14:18 2 pgs
Fees:13.00 Taxes:425.50
20060629-0078096

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mt. Calvary Missionary Baptist Church	Mt. Calvary Missionary Baptist Church	51-00-49
(NAME)	(NAME)	
1300 Briarville Rd.	1300 Briarville Rd.	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20061490

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, **I, Ruby Howse-Goins**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mt. Calvary Missionary Baptist Church and Joseph Walton III and Allison Dawkins and Larry Mullins**, 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 1300 (House Number) Briarville Rd., (Street) (P.O. Address) Madison, TN (City or Town) 37115 (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of June, 2006.

X Ruby Howse-Goins
Ruby Howse-Goins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Ruby Howse-Goins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ruby Howse-Goins executed the within instrument for the purposes therein contained.

* and husband Theophilus Godwin Goins

Witness my hand and official seal this 26th day of June, 2006.

Commission expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Notary Public

EXHIBIT A

Being part of Lot No 1 on the Plan of the Lands of Wilson Williams, deceased, as of record in minute Book "K", page 198, County Court for said County, described according to a survey made by Anderson and Gee, surveyors, May 18, 1946, as follows:

Beginning on the westerly margin of Briarville Road at the northeast corner of a .56 acre tract owned by Percy Love; thence with the northerly line of said Love property, South 88° 40' West 313 feet to the easterly line of Shields' tract; thence with Shields' easterly line and a fence North 0° 15' East 70 feet; thence eastwardly and parallel with the northerly line of said Love property 313 feet, more or less, to the Westerly margin of Briarville Road; thence with said road South 0° 30' West 70 feet to the beginning.

INCLUDED in the above described property, but expressly EXCLUDED there from is property conveyed to Metropolitan Government of Nashville and Davidson County be Deed from Rueben C. Howse, Sr., a widower of record in Book 7655, page 636, Register's Office for Davidson County, Tennessee. Described as follows:

Right-of-way: Beginning at a point on the southeast corner of Parcel 49 of Map 51 and lying approximately 25 feet west of the existing centerline of Briarville Road; thence N 84° 52' 33" W along property line for a distance of 5.0 feet to a point; thence N 6° 57' 27" E along proposed right of way line for a distance of 70.0 feet to a point; thence S 84° 52' 33" E for a distance of 5.0 feet to a point; thence S 6° 57' 27" W along existing right of way line of Briarville Road for a distance of 70.0 feet to the point of beginning and containing therein an area of 350, more or less, square feet.

Temporary easement for slope purposes; being a 10 foot wide strip of land lying adjacent to parallel, and on the west side of the above right-of-way description and containing therein an area of 700 more or less square feet, said temporary easement to be abandoned upon completion of construction.

Property commonly known as: 1300 Briarville Road, Madison, Davidson County, Tennessee.

BEING all of the same property conveyed to Ruby Howse-Goins by Quitclaim Deed from HomeEq Servicing Corporation successor by merger to TMS Mortgage, Inc. dba The Money Store dated June 21, 2006 of record in Instrument No 20060623-0075249, Register's Office for Davidson County, Tennessee. Reference is also made to deeds of record in Instrument No. 20000601-0054259 and Book 10195, page 986, said Register's Office.