WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 09:49 3 pgs
Fees:18.00 Taxes:240.50
20060707-0081526

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

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

ANDREA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY,
My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim A. Smiley	Kim A. Smiley	092-11-0-032.00
(NAME)	(NAME)	
343 22nd Ave North	343 22nd Ave North	092-11-0-031.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	092-11-0-038.00
(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, Local Spiritual Assembly of the Baha'is, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim A. Smiley, 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 Exhibit A

unimproved ☒

This is improved ☐ property, known as 601 21st Ave. N, Nashville, TN 37203
603 21st Ave. N, Nashville, TN 37203
2024 Clifton Ave. N, Nashville, TN 37203
(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 30th day of June, 2006.

Local Spiritual Assembly of the Baha'is

By: _____
Faran Ferdowsi, Treasuer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Faran Ferdowsi, Treasuer for The Local Spiritual Assembly of the Baha'is with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence that he executed the foregoing instrument for the purposes therein contained and that he is authorized to execute this instrument on behalf of The Local Spiritual Assembly of the Baha'is.

Witness my hand and seal, this 30th day of June 2006.

Tiffany R. Addison
Notary Public

My Commission Expires: March 21, 2009



EXHIBIT A

Tract I
All of Lot No. 20 and 10 feet of Lot No. 19 on the Plan of W.B. Cooper Addition to Nashville as of record in Book 57, page 38, R.O.D.C., Tennessee, described as follows:
Said Lot No. 20 and 10 feet of Lot No. 19 front 60 feet on southerly side of Jo Johnson and run back between parallel lines to an alley.

Tract II
Being part of Lot 19 on the Plan of W.B. Cooper's Addition to Nashville as of record in Book 57, page 39 in Register's Office for Davidson County, Tennessee, described as follows:
Beginning at the southeast corner of Cooper Street and Jo Johnson Avenue, formerly Line Street, thence with the southerly margin of said avenue easterly 25 feet to a point 10 feet west of Lot 20, in the same addition, then southerly with the line between the two parts of Lot 19, to the northerly margin of an alley; thence with the northerly margin of said alley westerly 75 feet to the easterly margin of Cooper Street; thence with the easterly margin of said street northerly 68 feet to the beginning.

Being the same property conveyed to THE LOCAL SPIRITUAL ASSEMBLY OF BAHA'IS OF NASHVILLE, by deed from FRANCIS DILLOW, WILLIAM EDWARD HUNTER AND RICHARD EUGENE HUNTER of record in Book 6478, page 496, dated November 15, 1985, said Register's Office.

Tract III
Being Lot No. 16 on the Plan of W.B. Cooper's Addition, as of record in Book 57, page 39, Register's Office for Davidson County, Tennessee.
Said Lot No. 16 fronts 50 feet on the northerly side of Clifton Pike and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to THE LOCAL SPIRITUAL ASSEMBLY OF BAHA'IS OF NASHVILLE, by deed from PRIME EQUITY COMPANY, of record in Book 8520, page 260, dated December 30, 1991, said Register's Office