Davidson County DEEDWARR
Recvd: 08/28/06 08:12 3 pgs
Fees:18.00 Taxes:1147.00

20060828-0105534

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF August, 2006

Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY
LYNDA L. KING

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield & Stegall, 110 S. Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Bellevue Church of God	MAP-PARCEL NUMBERS
Bellevue Church of God (NAME)	~~AmSouth Bank~~ (NAME)	MAP & PARCEL
8417 Highway 70 (ADDRESS)	~~250 Riverchase Parkway E.~~ (ADDRESS)	127-00-0-113.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	~~Hoover, AL 35244~~ (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, Jean T. Williams, married

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

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:

A tract of land in the 9th Civil District of Davidson County, Tennessee, being Tract No. 5 on the unrecorded plat of the John Cunningham Property according to a survey by Southern Land Surveying Co., made August 19, 1970, described as follows:

Beginning at an iron pin in the southern margin of U. S. Highway No. 70, said point being 1166.63 feet from the intersection of the Southern right-of-way of U.S. Route 70 and the center line of Newsom Station Road; thence with the line between Tracts 4 and 5 South 4 degrees 04 minutes 01 seconds East 225.00 feet to an iron pin; thence South 30 degrees 36 minutes 21 seconds West 721.45 feet to an iron pin; thence with Cunningham's easterly line North 43 degrees 57 minutes 08 seconds West 165.00 feet to an iron pin; thence, with the line between Tracts 5 and 6 North 32 degrees 32 minutes 19 seconds East 612.49 feet to an iron pin; thence North 4 degrees 04 minutes 01 seconds West 200.00 feet to an iron pin in the southern margin of U.S. Route 70; thence with the right-of-way of said road North 85 degrees 55 minutes 09 seconds East 151.00 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Jean T. Williams, by Quitclaim Deed from M. J. Williams, as shown of record in Book 7912, page 932, Register's Office for Davidson County, Tennessee. Also reference deed of record in Book 6735, page 398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a right-of-way easement of record in Instrument #200205200061269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 8417 Highway 70, Nashville, TN 37221
(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 22nd day of August, 2006

Jean T. Williams
Jean T. Williams

Marion J. Williams

LEGAL DESCRIPTION CONTINUATION

Marion J. Williams joins in this conveyance to convey any and all marital interest he may have in and to the said property.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean T. Williams, married & Marion J. Williams

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 22nd day of August, 2006.

Commission expires 5-21-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public