WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/06 11:18 3 pgs
Fees:18.00 Taxes:732.60
20061019-0129870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Marla W. Howser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2006.

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Ramsey Land Development & Construction, LLC	**Same As Owner**	**Part of Map 052-02-0**
(NAME) **60 Winding Way**	(NAME)	**Parcel 168**
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS)	
(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, **MADISON CHURCH OF THE NAZARENE, INC., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMSEY LAND DEVELOPMENT & CONSTRUCTION, LLC, a Tennessee limited liability company,** 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 Lots 1-7, Block "A", Rainbow Terrance, Madison, TN

(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 18th day of October, 2006.

Madison Church of the Nazarene, Inc.

By: Dr. David Denson
Dr. David Denson, Pastor

By: Jeanette Clark
Jeanette Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Dr. David Denson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Pastor of Madison Church of the Nazarene, Inc.** (the "Company") the within named bargainor, a Tennessee corporation, and that as such Pastor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Pastor.

Witness my hand and official seal at Nashville, Tennessee this 18th day of October, 2006.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Commission expires:

Robert L. Scruggs
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Jeanette Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Secretary of Madison Church of the Nazarene, Inc.** (the "Company") the within named bargainor, a Tennessee corporation, and that as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 18th day of October, 2006.

Commission expires:



Notary Public

EXHIBIT A

Tract I:
Land in Davidson County, Tennessee, being Lot No. 1 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 84.5 feet on the northerly side of Neely's Bend Road, and runs back 200 feet on the easterly line and 200 feet, more or less, on the westerly line along the easterly margin of Lanier Drive, to a dead line in the rear.

Being the same property conveyed to Madison Church of The Nazarene, Inc. by deed from John D. Ater and wife, Jessie P. Ater, of record in Book 4946, page 618, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 2 and 3 front 50 feet each on the northerly side o Neely's Bend Road and run back between parallel lines 200 feet to a dead end.

Being the same property conveyed to Madison Church of The Nazarene, Inc. by deed from George Meadows and wife, Jeanette Meadows, of record in Book 6749, page 472, Register's Office for Davidson County, Tennessee.

Tract III:
Land in Davidson County, Tennessee, being Lot No 4 and the westerly 25 feet of Lot No. 5 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 4 adjoin and front together 75 feet on the northerly side of Neely's Bend Road and run back between parallel lines, 200 feet to dead line.

Being the same property conveyed to William R. Knox, Herschel K. Flannery, William E. Neeley, William A. Stinson and J. Howard Carney, Trustees of the Madison Church of The Nazarene by deed from J. D. Agee and wife, Cliter Agee, of record in Book 4240, page 559, Register's Office for Davidson County, Tennessee.

Tract IV:
Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 5 and all of Lot No. 6 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 5 and all of Lot No. 6 front together on Neely's Bend Road, 75 feet and run back between parallel lines 200 feet to a dead end.

Being the same property conveyed to Madison Church of The Nazarene, Inc. by deed from Annie Belle Holleman, of record in Book 4347, page 502, Register's Office for Davidson County, Tennessee.

Tract V:
Land in Davidson County, Tennessee, being Lot No. 7 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. fronts 50 feet on the northerly side of Neely's Bend Road and run back between parallel lines 200 feet to a dead end.

Included but excluded therefrom is that part of said property conveyed to Davidson County by deed from Thomas J. Gober and wife, of record in Book 1784, page 307, Register's Office for Davidson County, described as follows:

A strip of land from Station 40 + 28 to Station 41 + 28, average width 4 feet, and extending 25 feet on left of center line.

The County will restore ingress and egress, installing a pipe if necessary.

Being the same property conveyed to Trustee's of The Madison Church of The Nazarene, Inc. by deed from Joseph R. Phillips and wife, Sylvia R. Phillips, of record in Book 4591, page 492, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property have been assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 85, said Register's Office; and (c) Restrictive covenants contained in Book 1130, page 88, said Register's Office.