WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/07 10:42 3 pgs
Fees:18.00 Taxes:33.30
20070222-0021965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 24, 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
First United Pentecostal Church, Inc.	Same as New owner	114-00-0-054.00
(NAME)	(NAME)	
7512 Charlotte Pike		
(ADDRESS)	(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:

Land in Davidson County, Tennessee, being known as Assessor's Map & Parcel No. 114-00-0-054.00

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, dated April 12, 1952, 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, dated December 13, 1952, Register's Office for Davidson County, Tennessee, the said WILLIAM P. HULAN having predeceased FRANCES E. HULAN and the said FRANCES E. HULAN having since died. The Will of FRANCES E. HULAN of record in Volume No. 05P332, Davidson County Probate Court Clerk's Office devised subject property to PATRICIA H. DAVIDS.

unimproved ☒

This is improved ☐ property, known as 0 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 9th day of February 2007.

Estate of Frances Irene Hulan

Patricia H. Davids, Ex.

By: Patricia H. Davids, Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of February, 2007, before me, personally appeared Patricia H. Davids as Executrix 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 9th day of February 2007.

Commission expires:

Notary Public



PROPERTY DESCRIPTION

Being a portion of the land known as the W. P. Hulan property (Deed Book 2042, Page 523) 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 Roy D. Rader (Deed Book 3768, Page 223) and in the south line of R. D. Rader (Deed Book 1390, Page 34), said rod being the northwest corner of the herein described tract;

Thence, with the south line of Rader and Westchase, Section Four (Instr. No. 20040204-0013784), S 82 deg. 43' 10" E – 179.26' to an iron rod (old) at the northwest corner of William P. and Frances Hulan (Deed Book 5460, Page 951) and the east margin of a 15 foot ingress/egress Easement #1 (Deed Book 7131, Page 316);

Thence, with the west line of Hulan and the east margin of Easement #1, S 03 deg. 28' 50" W – 99.50' to an iron rod (old);

Thence, continuing with Hulan's south line, S 83 deg. 37' 10" E – 98.13' to an iron rod (old) in the west line of John Preston and Jackie Hulan (Deed Book 5460, Page 948);

Thence, with the west line Hulan and First United Pentecostal Church (Instr. No. 20031203-0174077), S 01 deg. 27' 50" W – 72.95' to an iron rod (old) at the northeast corner of E.L. Evans (Deed Book 8075, Page 953);

Thence, with the north line of Evans, N 85 deg. 10' 10" W – 100.60' to an iron rod (old) in the east margin of the aforementioned Easement #1;

Thence, continuing with the Easement #1 and the west line of Evans, S 03 deg. 28' 50" W – 87.00' to an iron rod (old);

Thence, N 85 deg. 10' 10" W – 15.03' to an iron rod (old) in the west margin of a 15-foot ingress/egress Easement #2 (Deed Book 7131, Page 316);

Thence, with the east line of Evans and the west margin of Easement #2, N 03 deg. 28' 50" E – 93.54' to an iron rod (old);

Thence, with the north line Evans, N 85 deg. 10' 10" W – 165.27' to an iron rod (old) in the east line of the aforementioned Rader;

Thence, with the east line of Rader, N 03 deg. 55' 50" E – 176.10' to the Point of Beginning and containing 39,706 square feet or 0.91 acres more or less.