WARRANTY DEED

File Number: 70140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southeast Real Estate Development, LLC	Southeast Real Estate Development, LLC SAME	
P.O. Box (NAME) 282102 ~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~	(NAME) ~~928 33 Ave No~~ ~~XXXXXXXXXX~~	Map 92
(ADDRESS) Nashville, TN ~~XXXX~~ 37228	(ADDRESS) ~~Nashville, TN 37209~~ ~~XXXXXXXXXX~~	Group 5 ~~Parcel 139~~
(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, Spruce Street Baptist Church, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southeast Real Estate Development, LLC, 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 the north 50 feet of the south 100 feet of the west 150 feet of Block 31 on the Plan of Midway, as of record in Book 421, page 11, Register's Office for said County. Said part of said Block fronts 50 feet on the easterly side of 33rd Avenue North, and extends back between parallel lines, parallel to and 50 feet north of Clare Street, 150 feet to an alley. Being the same property conveyed to Community Federal Savings & Loan Association from Alfred C. Galloway, Trustee, as of record in said Register's Office.

Being the same property conveyed to Spruce Street Baptist Church by administrator's deed pursuant to the terms of the Will of Alicia M. O'Reilly, the undersigned Posey W. O'Reilly, Administrator of the estate of Alicia M. O'Reilly, recorded in Book 8433 and Page 699 of the Register of Deed's Office in Davidson County.

~~Being the same property conveyed to Virgil Gordon by warranty deed from Spruce Street Baptist Church recorded in Book XXXXX and Page XXXXXXXXX in the Register of Deeds Office for Davidson County.~~

unimproved ☒

This is improved ☐ property, known as 928 33 Ave No, 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 29th day of March, 2007.

Spruce Street Baptist Church

By: _____
Daniel Dillard, Treasurer

Davidson County DEEDWARR
Recvd: 04/25/07 12:46 2 pgs
Fees:13.00 Taxes:111.00

20070425-0049373

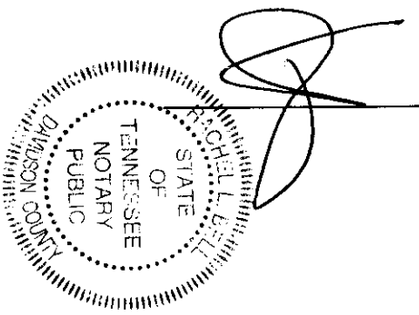
STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Dillard, the treasurer for Spruce Street Baptist Church, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Daniel Dillard, the treasurer for Spruce Street Baptist Church executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this. 28th day of March 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009



Notary Public