WARRANTY DEED

File Number: 70171

Davidson County DEEDWARR
Recvd: 05/07/07 15:05 2 pgs
Fees:13.00 Taxes:5.55

20070507-0054787

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.

(AFFIX SEAL)

RACHEL L. BELL NOTARY PUBLIC STATE OF TENNESSEE 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
Mt. Bethel Baptist Church	Mt. Bethel Baptist Church	081-12-0 234.00
(NAME) 1518 Mary St	(NAME) 1518 Mary St	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, Latinya Alexander, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mt. Bethel Baptist Church, 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:

Beginning at a point in the northeasterly margin of Mary Street, said point being the common corner between the northwesterly 25 feet and the southeasterly 25 feet of Lot 390 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, as of record in Book 21, Page 23, register's Office for Davidson County, Tennessee; thence with and binding on the Right-of-way line of Interstate Route I-265, N 30 54'40" W 34.41 feet to a point in the common line between lots 389 and 390 in the aforesaid subdivision, said point being N 420 41'10" E 23.71 feet from the northeasterly margin of Mary Street as surveyed along said common line; Thence with said common line, N 420 41'10" E 27.53 feet to a point; thence on a line being parallel to and 20 feet from (measured at right angles) the aforesaid Right-of Way line, S 3° 54'40" E 34.41 feet to a point in the line of severance between the northwesterly 25 feet and the southeasterly 25 feet of said lot 390; thence with said line of severance, S 420 41'10" W 27.53 feet to the point of beginning. Containing 688 sq. ft.

Being the same property conveyed to LaTinya Alexander by Final Decree Confirming Sale in the Chancery Court on January 30, 1998, for Davidson County, Tennessee recorded in the Register of Deeds Office for Davidson County Book 10808 and page 951.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record all legal highways, all rights of way all zoning, building and other laws ordinances and regulations, all rights of tenants in possession and all real estate taxes and assessments not yet due and payable.

unimproved ☒

This is improved ☐ property, known as 1518 Mary St, Nashville, TN 37208

(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 April, 2007.

Latinya Alexander

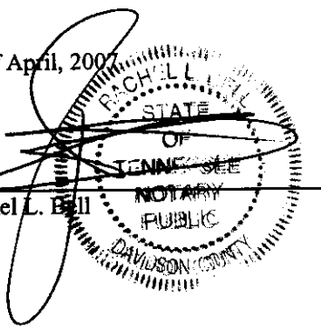
STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2007.

Commission expires: May 23, 2009

MY COMMISSION EXPIRES:
May 23, 2009



Rachel L. Bell Notary Public

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353