File No. 270301506

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/15/07 11:08 3 pgs
Fees:18.00 Taxes:647.50
20070615-0071792

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Fox	Scott Fox	
(NAME) Hoggett Ford Rd.	(NAME) 5106 Hunters Point Lane	MAP/PARCEL 96-39.00
		85-40.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, Tn 37076	96-40.00
		85-45.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , The Upper Room, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Fox and wife, Susan Fox, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 13
Hoggetts Ferry – Shelby Property

Being 3 tracts of real estate in the Fourth Civil District of Davidson County, Tennessee, described as follows:

Tract V
Land in the Fourth Civil District of Davidson County, Tennessee being Tract II on the unrecorded plat thereof by Southern Land Surveying, Inc. of Nashville, Tennessee, dated May 11, 1966, and described in paragraph D in Deed pf Partition in Book 4131, Page 509, in the Register's Office for Davidson County, Tennessee, as follows:

Commencing at an iron pin on the southerly side of Old Hoggetts Ferry Road at the northwest corner of Tract III on said unrecorded plat, this beginning point being 534.27 feet from the northwest corner of the 19 acre tract conveyed to L. C. Hessey by deed of Nancy C. Wright of record in Book 264, Page 479, said Register's Office; thence along the westerly margin of Tract III South 2 degrees 30' West, 994.05 feet to an iron pin with is the southwest corner of Tract III and is in the northern boundary of Tract V, thence North 89 degrees, 43' West along the north boundary of Tract V, 57.26 feet to an iron pin at Stone's River; thence, down said river with the Meanderings thereof to a point which is North 49 degrees 39' West 351.79 feet from the last mentioned iron pin, at which point (the end of said 351.79 feet line) there is also an iron pin, this being the southeast boundary of Tract I; thence, North 2 dergrees 30' East 780.40 feet to an iron pin on the south side of Old Hoggett's Ferry Road; thence, along the south side of Old Hoggett's Ferry Road, South 87 degrees 30' East, 335.0 feet to the point of beginning.

Tract VI
Land in the Fourth Civil District of Davidson County, Tennessee, being a part of Tract I on an unrecorded plat thereof by Southern Land Surveying Company, Inc. dated May 11, 1966, and described more particularly as follows:

Beginning at a point in the northeasterly corner of Tract I of said plat, said point being on the southerly margin of the Old Hoggett's Ferry Road and thence South 2 degrees 30' West 217.8 feet to a point; thence, North 87 degrees 30' West 200 feet to a point; thence, North 2 degrees 30' East 217.8 feet to a point in the southerly margin of said road; thence, said margin of said road South 87 degrees 30' East 200 feet to the beginning and containing one acre more or less.

Tract VII

Land in the Fourth Civil District of Davidson County, Tennessee, being Tract I on an unrecorded plat thereof by Southern Land Surveying Company, Inc. of Nashville, Tennessee, dated May 11, 1996, and described more particularly as follows:

Commencing at an iron pin on the southerly side of Old Hoggett's Ferry Road at the northwest corner of Tract II on said unrecorded plat, said point being 869.27 feet from the northwest corner of the 19 acre tract conveyed to L. C. Hessey by

Nancy C. Wright by deed of record in Book 264, Page 479, said Register's Office; thence, along the west boundary of Tract II South 2 degrees 30' West 780.40 feet to an iron pin at Stone's River, this being the southwest corner of Tract II; thence, down said river with the Meanderings thereof to a point which is North 49 degrees 39' West 541.36 feet from the last mentioned iron pin on the southerly side of Old Hoggett' Ferry Road; thence, along said road South 87 degrees 30' East 440 feet to the point of beginning.

Included in the above description of Tract VI, but excluded therefrom, is the following described property:

Beginning at an iron pin at the common corner of Tracts I & II on the southerly margin of Old Hoggett's Ferry Road and thence southerly 2 degrees 30' West 400 feet to a point; thence, north 2 degrees 20' East 217.80 feet to a point in the southerly margin of Old Hoggett's Ferry Road; thence with said margin of said road south 87 degrees 30' East 400 feet to the beginning and containing 2.0 acres more or less.

Being the same property conveyed to the Board of Discipleship, section of the upper room, the United Methodist Church, now called General Board of Discipleship of the United Methodist Church, by deed from Lee Roy Selby, of record in Book 5867, Page 267, Register's Office for Davidson County.

Tract 14

Hoggett's Ferry – Angell Property

Being a tract of land in the Fourth Civil District of Davidson County, Tennessee, beginning at an iron pin on the southerly side of Old Hoggett's Ferry Road at the northwest corner of Tract 4 on said unrecorded plat, this point of beginning being 260 feet from the northwest corner of the 19 acre tract conveyed to L. C. Hessy from Nancy C. Wright of record in Book 264, Page 370, Register's Office for said County; thence, along the south margin of Old Hoggett's Ferry Road North 87 degrees 30' West 274.27 feet to an iron pin which lies in the north boundary of Tract V; thence, along the north boundary of Tract V South 89 degrees 43' East 274.47 feet to the southwest corner of Tract IV; thence, in the northerly direction along the western boundary of Tract IV to the point of beginning.

Being the same property conveyed to the Board of Discipleship, section of the upper room, the United Methodist Church, now called General Board of Discipleship of the United Methodist Church by deed from Clyde E. Angell and wife, Teresa Lynn Angell, of record in Book 5867, Page 286, Register's Office for Davidson County.

Being the same property conveyed to The Upper Room by Quitclaim Deed dated December 31, 1986 of record in Book 7113, Page 686, Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Hoggett Ford Rd., Hermitage, TN 37076

(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 8th day of June, 2007.

The Upper Room

By: Foye W. Webb

Foye W. Webb, CFO

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Foye W. Webb with whom I am personally acquainted and who upon his oath acknowledged himself to be the CFO of The Upper Room the within named bargainer, a corporation, and that, Foye W. Webb as such CFO, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Foye W. Webb as such CFO.

Witness my hand at office this 8th day of June, 2007.

Commission expires: 11.28.09

Notary Public

File Number: 270301506

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

