Davidson County DEEDWARR
Recvd: 08/08/07 14:51 3 pgs
Fees:18.00 Taxes:123.58
20070808-0095074

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Magdalene, Inc. 200 24th Avenue South Nashville, TN 37240	SAME	Map 81-12 Parcel 85

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Campus for Human Development (f/k/a FOCUS, a d/b/a of Faith Organizations in Covenant for Understanding and Service), a Tennessee nonprofit corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Magdalene, Inc., a Tennessee nonprofit corporation, the GRANTEE herein, its heirs, successors and assigns, in fee simple determinable, a certain tract of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

> Being the westerly 15 feet of Lot No. 373 and easterly 18 feet of Lot No. 374 in McGavock, Wetmore and Others Addition to Nashville, called the Town of McGavock, plan of which is of record in Book 21, page 23, Register's Office for said County.
>
> Said parts of said lots front together 33 feet on the south-westerly side of Arthur Avenue and run back between parallel lines 150 feet, more or less to 11th Avenue, North.
>
> Being the same property conveyed to FOCUS, a d/b/a of Faith Organizations in Covenant for Understanding and Service, by quitclaim deed from St. Luke's Housing Programs, Inc., of record in Book 8232, page 905, Register's Office for Davidson County, Tennessee, the said Faith Organization in Covenant for Understanding and Service (FOCUS) having merged into The Campus for Human Development, as evidenced in Articles of Merger of record in Book 9910, page 547 and Book 9910, page 549, said Register's Office.
>
> This is improved property known as 1635 Arthur Avenue, Nashville, TN 37208.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

1. The 2007 real property taxes, which are a lien, but not yet due and owing.

2. All matters on the plan of record in Book 21, page 23, said Register's Office.

3. Such other matters of record in the offices of the Davidson County Register of Deeds and Davidson County Trustee.

GRANTOR further covenants and binds itself, its heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 the hand of its duly appointed representative this 2nd day of August, 2007.

THE CAMPUS FOR HUMAN DEVELOPMENT

By: James H. Fleming

Its: Board Chairman

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, James H. Fleming, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Board Chairman of The Campus for Human Development, the bargainor, a Tennessee nonprofit corporation, and that he as such Board Chairman, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Campus for Human Development

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 2nd day of August, 2007.

Jane D. Jones
Notary Public

My Commission Expires:
11/22/2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires November 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $33,400.00.

Affiant

Sworn to and subscribed before me this 2nd day of August, 2007.

Notary Public

My Commission Expires:

11/22/2010

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.