Davidson County DEEDWARR
Recvd: 09/19/07 15:04 3 pgs
Fees:18.00 Taxes:516.15
20070919-0112319

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $139,500.00

Affiant

Subscribed and Sworn to me, this 14th day of September, 2007.

Notary Public

My commission expires:
2/27/10

**THIS INSTRUMENT WAS PREPARED BY**
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Payne Chapel African Methodist Episcopal Church<br>212 Neil Ave<br>Nashville, TN 37206 | Payne Chapel AME<br>212 Neil Ave<br>Nashville, TN 37206 | 08212038900<br>& 08212004100 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Douglas B. White, Jr., a married man, and Rondol P. Cartwright, a married man,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto the **Payne Chapel African Methodist Episcopal Church, a TN not for profit corporation, in trust for the African Methodist Episcopal Church, Inc.,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 135A on the plan of Zone Lot Division of Lot No. 135 Neill S. Brown Subdivision, of record in Book 57, page 50, as amended in Book 6200, page 292, Register's Office for said County.

Said Lot No. 135A fronts 25.0 feet on the southwesterly margin of Neill Avenue and extends back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Douglas B. White, Jr. and Rondol P. Cartwright as tenants in common, by deed from Rondol P. Cartwright and wife, Carol B. Cartwright of record in Book 8581, page 409, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 135B on the plan of Zone Lot Division of Lot No. 135 Neill S. Brown Subdivision, of record in Book 57, page 50, as amended in Book 6200, page 292, Register's Office for said County.

Said Lot No. 135A fronts 25.0 feet on the southwesterly margin of Neill Avenue and extends back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Douglas B. White, Jr. and Rondol P. Cartwright as tenants in common, by deed from Rondol P. Cartwright and wife, Carol B. Cartwright of record in Book 8581, page 411, Register's Office for Davidson County, Tennessee.

These are investment properties and spouses of Grantors have no interest in said property and have never resided in same.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 57, Page 50 and amended in Book 6200, page 292, said Register's Office.

Subject to restrictions of record in Book 6200, Page 292 and Book 9102, page 915 , said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is ( x ) improved ( ) unimproved property known as 110 A & B Neill Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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 our hands this 14th day of September, 2007.

Douglas B White Jr

**Douglas B. White, Jr.**

Rondal P. Cartwright by Douglas B. White Jr attorney-in-fact

**Rondol P. Cartwright**

By Douglas B. White, Jr. by Power of Attorney of record in Instrument No. 20070919-0112318 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2007.

Douglas Keenan

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 14, 2007, before me personally appeared **Douglas B. White, Jr.**, to me known to be the person who executed the foregoing instrument in behalf of **Rondol P. Cartwright,** and acknowledged that he executed same as the free act and deed of said **Rondal P. Cartwright,** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2007.

Douglas Keenan

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Christy D. Landrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Christy D Landrum

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Edward D. Baldwin, III, a notary public for this county and state, Christy D. Landrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Edward B Baldwin

Notary's Signature

MY COMMISSION EXPIRES: 7/24/10.

Notary's Seal (If on paper)