B04 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/07 14:04 2 pgs
Fees:13.00 Taxes:314.50

20071227-0148032

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $85,000.00.

Affiant Executive Director

Subscribed and sworn to me on December 27, 2007.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT ~~WAS PREPARED BY:~~

David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22329SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
St. Luke's Community House (Episcopal) 5601 New York Avenue Nashville, TN 37209	SAME AS NEW OWNER	91-2-272

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Fletcher W. Long, Administrator, C.T.A. for The Estate of Lera Louise Deal Collins, deceased, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto St. Luke's Community House (Episcopal) Inc., a Tennessee corporation, hereinafter called **"GRANTEES,"** and it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lots 1517 and 1519 of Block No. 51 on Plan Book No. 2, West Nashville, of record in Book 57, page 172, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1517 and 1519 adjoin and together front 50 feet on the northerly side of California Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to K. E. Collins and wife, Lera M. Collins, by Deed from W. R. Turman and wife, Elizabeth J. Turman, of record in Book 1194, page 612, in the Register's Office for Davidson County, Tennessee. The said K. E. Collins has since died, predeceasing Lera M. Collins. Lera M. Collins has since died and by the Last Will and Testament of Lera Louise Deal Collins, of record as part of Docket No. 07P-76 in the Seventh Circuit Court, Probate Division for said County, subject property was devised to her two daughters, namely: Brenda Sue Beckman and Carolyn J. Barnes. The said Lera M. Collins and Lera Louise Deal Collins is one and the same person. The authority to execute this instrument by the Administrator, C.T.A., is contained in the order of the 7th Circuit Court (Probate Division) recorded simultaneous herewithin.

TRACT 2:

All that portion of the southerly one-half of Alley #1211 lying between the direct extensions northerly of the easterly line of Lot 1519 and the westerly line of Lot 1517, as said alley and lots are shown on the Plan of West Nashville, Plan No. 2, of record in Book 57, page 172, in said Register's Office. Said portion of said Alley #1211 was closed by Metro Ordinance No. BL2000-440 passed on October 17, 2000.

The conveyance of the above-described parcel of land is subject to the following:

1. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
2. Subject to easements retained by the Metropolitan Government of Nashville and Davidson County pursuant to Bill No. BL2000-440 in the Metropolitan Clerk's Office for Davidson County.
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 5608 California Avenue, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 our hands on December 27, 2007.

Estate of Lera Louise Deal Collins

By: _____
Fletcher W. Long, Administrator, C.T.A.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Fletcher W. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Administrator of The Estate of Estate of Lera Louise Deal Collins, deceased, the within named bargainor, and that he as Administrator executed the foregoing instrument for the purposes therein contained in his capacity as Administrator.

_____
Notary Public

DAVID B. HERBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

My Commission Expires: