Davidson County DEEDWARR
Recvd: 03/05/08 10:13 3 pgs
Fees:18.00 Taxes:2312.50

20080305-0021993

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2008020083

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $625,000.00

Sworn to and subscribed before me this 3rd day of March, 2008.

Affiant

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/05/2011

Address of New Owner:

Woodbine Free Will Baptist Church, Inc.
2204 Foster Avenue
Nashville, TN 37210

Send Tax Bills to:

SAME

Map-Parcel Numbers:

182-116.00 and
182-143.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe Martin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary Austin, Chairman of the Board of Trustees, for the use and benefit of Woodbine Free Will Baptist Church, Inc., his successors and/or assigns** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land lying within the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Phillip Dale Pratt, et ux, of record in Deed Book 5419, Page 714, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart Freeland Roberts, Inc., dated 01-29-08, Stanley K. Draper, R.L.S. # 2389, and being bound on the south and west by the northerly and easterly right-of-way line of Old Hickory Boulevard, and being more particularly described as follows;

BEGINNING at an iron pin new in the northerly right-of-way line of Old Hickory Boulevard, being the southwesterly corner of the herein described, and being the southeasterly corner of the Glenn W. Martin property of record in D.B. 5796, Pg. 318; Thence, with said right-of-way, a curve to the left, having a radius of 675.00', a central angle of 14 deg 06' 03", chord bearing and distance N 76 deg 59' 02" W, 165.70', along an arc length of 166.12' to an iron pin new; Thence, N 84 deg 02' 03" W, 275.29' to an iron pin new; Thence, with a curve to the right, having a radius of 4000.00', a central angle of 05 deg 13' 16", chord bearing N 81 deg 25' 25" W, 364.37', along an arc length of 364.50' to an iron pin new; Thence, N 78 deg 48' 47" W, 68.19' to an iron pin new; Thence, with a curve to the right, having a radius of 165.00', a central angle of 83 deg 41' 25", chord bearing N 36 deg 58' 05" W, 220.15', along an arc length of 241.01' to an iron pin new; Thence, N 04 deg 52' 37" E, 42.41' to an iron pin new; Thence, with a curve to the right, having a radius of 750.00', a central angle of 04 deg 52' 12", chord bearing N 07 deg 18' 43" E, 63.73', along an arc length of 63.75' to an iron pin new; Thence, N 09 deg 44' 49" E, 54.78' to an iron pin new, being the southwesterly corner of the W. Lewis & Pamela Hall property, of record in D.B. 9283, Pg. 190; Thence, N 75 deg 52' 39" E, 709.63' to an t-post old; Thence, N 80 deg 25' 07" E, 348.79' to an iron pin old; Thence, N 04 deg 33' 29" E, 333.63' to an iron pin old, being the southeasterly corner of the Carol A. & Harvey Allen Fitzgerald property, of record at Instrument No. 2005007-01210007; Thence, with the southerly line of the Gene H. & Patricia Smith property, of record at Instrument No. 20020827-0103557, S 86 deg 57' 09" E, 959.35' to an iron pin old; Thence, being the southwesterly corner of the Evergreen Hills, G.P. property, of record at Instrument No. 20070608-0068965; Thence, with the westerly line of the Emma Sanders property, of record at BD Zero 0001837, S 05 deg 44' 41" W, 534.19' to an iron pin old; Thence, with the northerly line of the Floyd properties, of record at Instrument Nos. 20070124-0009909 and 20070124-0009890, N 86 deg 17' 04" W, 444.00' to an iron pin old; Thence, with said Floyd property, of record at Instrument No. 20070124-0009890, S 05 deg 44' 56" W, 205.68' to an iron pin old; Thence, with the northerly line of the Sanders & Martin properties, of record in D.B. 7376, Pg. 531 and D.B. 5796, Pg. 318, respectively, N 84 deg 57' 11" W, 306.00' to an iron pin new; Thence, with the westerly line of said Martin property, S 25 deg 44' 54" W, 553.17' to the POINT OF BEGINNING and containing 1227690 square feet or 28.184 acres, more or less.

Being the same property conveyed to Joe Martin by Warranty Deeds of record in Instrument No. 20060330021991, and Instrument No. 20060330021992, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Easement for Right of way to TVA of record in Deed Book 4425, Page 551; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **13984 & 13952 Old Hickory Blvd, Antioch, TN 37013.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of March, 2008

Joe Martin

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Joe Martin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2008.

Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY