Davidson County DEEDWARR
Recvd: 05/02/08 10:07 4 pgs
Fees:23.00 Taxes:240.50

20080502-0044957

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $65,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 1st day of May, 2008.<br><br>Notary Public<br><br>My Commission Expires: |

WESLEY D. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Trevecca Nazarene University<br>333 Murfreesboro Road<br>Nashville, TN 37210 | OWNER | 106-05-148 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WAYNE GALLUP and wife, WILMA GALLUP,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

**TREVECCA NAZARENE UNIVERSITY**, a Tennessee non-profit corporation, hereinafter called the Grantee, its heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract I:

Being Lot No. 6 of J. D. Irwin's Resubdivision of a part of Lot No. 2, not of record, and shown on a survey of said resubdivision made by Z. J. Wilkinson, Surveyor, dated October 14, 1947, as follows:

Beginning at a point in the center of Nance Lane at the common corner of Lot Nos. 5 and 6, on said survey; then easterly along the dividing line between said Lots 281.7 feet to a point; then northerly 50 feet; then westerly 287.8 feet to the center of Nance Lane; thence along the center line of Nance Lane southerly 50 feet to the point of beginning.

Tract II:

Being the northerly 5 feet of Lot No. 5 on the Map of Lots in J.D. Irwin's Tract on Nance Lane, not of record, and shown on a survey made by Z. J. Wilkinson, Surveyor, April 25, 1948, more particularly described as follows:

Beginning at a point in the center of Nance Lane at the common corner of Lot Nos. 5 and 6 on said survey; thence southerly with the center of Nance Lane 5 feet; thence easterly 280 feet, more or less, to the west line of the property conveyed to Modern Housing, Inc., of record in Book 1372, page 268, Register's Office for Davidson County, Tennessee; thence northerly along said line 5 feet to the common easterly corner of Lots 5 and 6; thence westerly with the line between said lots 280.8 feet, more or less, to the beginning.

Being the same property conveyed to Wayne Gallup and wife, Wilma Gallup, by Warranty Deed from Trevecca Nazarene College Endowments, Inc., of record in Book 10588, page 284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 metro taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants of record in Book 1518, page 568, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2, page 32, Register's Office for Davidson County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 76 Nance Lane, Nashville, Davidson County, TN.

**TO HAVE AND TO HOLD** the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors covenant with the said Grantee that it is 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 Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under said Grantors, but not otherwise.

**WITNESS** our hands this 1st day of May, 2008.

Wayne Gallup

Wilma Gallup

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

**WITNESS** my hand, at office, this 1st day of May, 2008.

Notary Public

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILMA GALLUP**, 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, at office, this 1st day of May, 2008.

Notary Public

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010