File No. 20080098

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/08 14:02 2 pgs
Fees:13.00 Taxes:1979.50
20080519-0051268

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
International Gospel Ministry	New Owner	147-06-0-222.00
(NAME)	(NAME)	
4988 Edmondson Pike	5241 Ravens Glen	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Casa de Benedicion, Inc., a Tennessee Non Profit Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO International Gospel Ministry, a Tennessee Non Profit corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE 6TH, FORMERLY THE 8TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF NOAH W. COOPER'S SUBDIVISION OF MISS. WILLIE M. DAVIS' 56-7/8 ACRE TRACT, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE EDMONDSON, FORMERLY OWEN AND WINSTEAD, PIKE AT THE NORTHWEST DCORNER OF LOT NO. 6 CONVEYED TO MARGARET MARTIN COTTON BY DEED FROM WILLIE M. DAVIS, OF RECORD IN BOOK 1426, PAGE 427, REGISTER'S OFFICE FOR THE SAID FDCOUNTY, BEING ALSO 845 FEET NORTH OF THE NORTHWEST DCORNER OF THE PROPERTY CONVYED TO CHAS. LUKER, BY DEED OF RECORD IN BOOK 1174, PAGE 332, SAID REGISTER'S OFFICE; THENCE WITH THE CENTER OF SAID PIKE, NORTHWARDLY 139 FEET TO THE SOUTHWEST CORNER OF LOT NO. 8 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 7 AND 8 WESTERLY TO A POINT ON THE EASTERN BOUNDRY LINE OF THE SAID WILLIE M. DAVIS FARM, SAID POINT BEING THE SOUTHEAWST CORNER OF SAID LOT NO. 8; THENCE SOUTHWARDLY 107 FEET TO THE NORTHEAST CORNER OF THE SAID COTTON LOT; THENCE WITH THE LINE BETWEEN SAID LOTS NO. 6 AND 7 EASTWARDLY TO THE BEGINNING.

INCLUDING BUT EXCLUDING THEREFROM A PART OF LOT NO. 7 CONVEYED TO JAMES E. ADAMS BY DEED FROM RAYMOND WOODLEE AND WIFE, OF RECORD IN BOOK 3341, PAGE 165, REGISTER'S OFFICE FOR THE SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE COMMON LINE BETWEEN LOTS 7 AND 8, BEING SOUTH 66 DEG. 53' EAST, 351.8 FEET FROM THE CENTERLINE OF EDMONDSON PIKE; THENCE SOUTH 23 DEG. 31' WEST 110.71 FEET TO AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF WHISPERING HILLS DRIVE; THENCE SOUTH 66 DEG., 29' EAST 36.95 FEET TO THE POINIT OF A CURVE HAVING A RADIUS OF 985.0 FEET; THENCE WITH SAID CURVE SOUTHEASTERLY 231.0 FEET TO AN IRON PIN IN THE COMMON LINE BETWEEN LOTS 6 AND 7; THENCE SOUTH 69 DEG. 53' ESAT 606.8 FEET TO AN ANGLE IRON BEING THE COMMON REAR CORNER BETWEEN LOTS 6 AND 7; THENCE NORTH 12 DEG. 03' EAST 111.8 FEET TO AN ANGLE IRON BEING THE COMMON CORNER BETWEEN LOTS 7 AND 8; THENCE NORTH 66 DEG. 53' WEST 849.8 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.299 ACRES, MORE OR LESS.

Being the same property conveyed to Casa De Bendicion, Inc., a Tennessee Non Profit Corporation, by deed from Cornerstone Free Will Baptist Church, Inc, a Tennessee Not For Profit Corporation, dated 3/4/2005 and recorded on March 14, 2005 as Instrument Number 20050314-0027592, Register's Office, Davidson County, Tennessee.

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

Subject to Charter of record for Casa De Bendicion, Inc., as Instrument Number 20060818-0101892, said Register's Office.

File No. 20080098

unimproved ☐

This is improved ☒ property, known as 4988 Edmondson Pike, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 9th day of May, 2008.

Casa de Bendicion, Inc.

By: _____

Carlos Y. Reyes, President

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carlos Y. Reyes with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Casa De Bendicion, Inc., a Tennessee Non Profit Corporation the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Carlos Y. Reyes as such President.

Witness my hand and official seal this 9th day of May, 2008.

Commission expires:

DEBBIE A. BROADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires May 12 2009

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212