WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/21/10
(AFFIX SEAL)

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Return to:
JACK CASE WILSON
TITLE ASSOCIATES LLC
5560 FRANKLIN PIKE CIRCLE
BRENTWOOD TN 37027

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/18/08 13:07 3 pgs
Fees:18.00 Taxes:166.50
20080618-0062752

B-5435

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
St. John Missionary Baptist Community Development Corporation	St. John Missionary Baptist Community Development Corporation	163-00-0 017.00
(NAME) 4926 Ottenville Road	(NAME) 4926 Ottenville Avenue	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Armand Buchanan and Arthur Buchanan, Jr. and Anthony Buchanan and Rosemary Owens and Anita Buchanan Lewis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO St. John Missionary Baptist Community Development Corporation, 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:

TRACT I:
Being Lot No. 38 on the Map of Shield's Antioch land as of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 38 fronts 100 feet on the south side of an unnamed roadway or avenue now called Ottenville Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Arthur Buchanan and wife, Rosalyn D. Buchanan by deed of record in Book 2699, Page 26, Register's Office for Davidson County. The said Rosalyn D. Buchanan died leaving title vested solely in Arthur Buchanan as Surviving Tenant by the Entireties. Arthur Buchanan died August 26, 1995. Title was then vested by Agreed Order dated September 25, 2001 in Will Contest 95-P1690 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in Decedent's children; Anita Buchanan Lewis, Arthur Buchanan Jr., Anthony Buchanan, Rose Mary Buchanan and Armand Buchanan.

TRACT 2:
Being the easterly 25 feet of Lot No. 37 on the Map of Shield's Antioch Land as of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said part of Lot No. 37 fronts 25 feet on the southerly side of Ottenville Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Arthur Buchanan and wife, Rosalyn D. Buchanan by deed of record in Book 3530, Page 91, Register's Office for Davidson County, Tennessee. Rosalyn D. Buchanan died leaving title vested solely in Arthur Buchanan as Surviving Tenant by the Entireties. Arthur Buchanan died August 26, 1995, Title was then vested in by Agreed Order dated September 25, 2001 in Will Contest 95-P1690 by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in Dasche Fuller, widow of Decedent's grandson, Alvin Gaines, who died in the year 2000. Said property was then conveyed by Dasche Fuller to Anita Buchanan Lewis, Arthur Buchanan Jr., Anthonly Buchanan, Rose Mary Buchanan* and Armand Buchanan by Quitclaim Deed dated November 16, 2007 and recorded in Instrument Number 20080618000627 51, Register's Office for Davidson County, Tennessee.

*now known as Rosemary Owens

Upon oath, Armand Buchanan and Arthur Buchanan, Jr. and Anthony Buchanan and Rosemary Owens and Anita Buchanan Lewis, warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 4922 Ottenville Avenue, Antioch, TN 37013

(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 our hands this 22nd day of May, 2008.

Anthony Buchanan

Armand Buchanan

Rosemary Owens

Arthur Buchanan, Jr.

Anita Buchanan Lewis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 2008.

Commission expires:

SUSAN B. MOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 15, 2012

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 2008.

Commission expires:

SUSAN B. MOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 15,

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 2008.

Commission expires:

SUSAN B. MOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 15, 2012

Notary Public

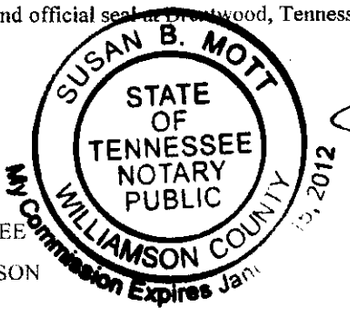
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 2008.

Commission expires:



Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 2008.

Commission expires:



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027