THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2008.

Notary Public

DOUGLAS A. BRACE STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires September 19, 2009
STATE OF TENNESSEE

My commission expires:

Name and Address of New Owner:

Salama Urban Ministries
1205 8th Avenue South (1205 8th Avenue South)
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 09/30/08 15:25 3 pgs
Fees:18.00 Taxes:1535.50
20080930-0099277

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

1211 8th Avenue South
Nashville, TN 37203

Map and Parcel:

105-6-42

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **J. W. CARELL,** a married man, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **SALAMA URBAN MINISTRIES,** hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of the Maloney Subdivision of record in Plat Book 6050, page 36, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to J. W. Carell by Deed from Charles F. Goggin, United States Marshal for the Middle District of Tennessee, of record in Book 8658, page 355, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1211 8th Avenue South, Nashville, TN 37203.

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

1. Metropolitan Nashville/Davidson County taxes for the year 2008which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the Plan of the Maloney Subdivision of record in Plat Book 6050, page 36, in the Register's Office for Davidson County, Tennessee.

3. Easements retained by Metropolitan Government in Ordinance No. 71-1463, as amended by Bill No. 093-868 in the Metro Clerk's Office for Davidson County, Tennessee.

4. Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that he 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 Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors 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.

Janet K. Carell, the wife of James W. Carell, does not join in this conveyance as subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS my hand this 30th day of September, 2008.

J. W. CARELL

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 J. W. CARELL, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.

MANDY LOWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My commission expires: 5-23-09

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