Davidson County DEEDWARR
Recvd: 11/04/08 14:08 2 pgs
Fees:13.00 Taxes:148.00
20081104-0109801

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $40,000.00.

Maurice Harris
Affiant

Subscribed and sworn to me on October 23, 2008.

P. Nicole Daughtry
NOTARY PUBLIC

My Commission expires 11/30/09

P. NICOLE DAUGHTRY ★ STATE OF TENNESSEE NOTARY PUBLIC ★ LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23637SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Leadership of Hosea Community Church 526 27th Avenue, North Nashville, TN 37209	SAME AS NEW OWNERS	92-10-236

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Episcopal Diocese of Tennessee, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Leadership of Hosea Community Church, an unincorporated religious organization, hereinafter called **"GRANTEES,"** its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "C" on the Plan of M.B. and M.S. Pilcher's Addition of record in Book 57, page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Episcopal Diocese of Tennessee by Administratrix's Deed from Olivia Blackman, Administratrix C.T.A. of The Estate of Martha Pearl Ruddock, deceased, of record as Instrument No. 20080703-0068993 in the Register's Office for Davidson County, Tennessee.

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

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 57, page 91, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2705 Torbett Street, Nashville, TN 37209.

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, its successors and/or assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are 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 does further covenant and bind themselves, its successors and/or assigns, 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 on October 23, 2008.

Episcopal Diocese of Tennessee

By: + John Bauerschmidt
John Bauerschmidt, Bishop

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John Bauerschmidt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Bishop (or other officer authorized to execute the instrument) of Episcopal Diocese of Tennessee, the within named bargainor, a Church, and that he as such Bishop executed the foregoing instrument for the purposes therein contained, by signing the name of the Church by himself as Bishop.

Witness my hand and official seal on October 23, 2008.

10/23/08
NOTARY PUBLIC

My Commission Expires:

MITZI SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012