WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/08 14:53 2 pgs
Fees:13.00 Taxes:194.25
20081112-0112082

LEON SHARBER NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 2008

Notary Public

MY COMMISSION EXPIRES: 1/30/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
15th Avenue Baptist Church (NAME)	(NAME)	MAP: 81-16
1203 9th Avenue North (ADDRESS)	SAME (ADDRESS)	PARCAL: 229
Nashville, TN 37208 (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, Heirs of Mildred Louise Mayberry : Charles M. Allen, Milton N. Allen Charlotte A. Spicer, Clarence E. Allen, Albert E. Allen, and Alexis L. Mayes HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 15th Avenue Baptist Church

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:

Being Lot No. 51 on the Plan of McGavock, Westmore, and Others' First Addition to Nashville, called the "The Town of McGavock", as of record in Book 21, Page 23, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 51 fronts 50 feet on the northerly side of Scovel Street and runs baack between parallel lines, wiith the easterly margin of 10th Avenue, North, formerly Belleville Street, 151 feet, more or less, to an alley.

Being the same property conveyed to Willie B. Mayberry and wife, Mildred Gregory Mayberry by deed from Dora Deane Newman, a widow, of record in Book 4469, Page 582, Register's Office for Davidson County, Tennessee.

The said Willie B. Mayberry having died on October 17, 1983. The said Mildred Gregory Mayberry having died on April 27, 2002. The beneficiaries are Charlotte A. Spicer, Charles M. Allen, Milton N. Allen, Clarence E. Allen, Albert E. Allen and Alexis L. Mayes.

The Will of Mildred Louise Mayberry was probated to establise a Muniment of Title to Real Estate on November 4, 2008, Case No. 08P-1721, Probate Clerk's Office for Davidson County, Tennessee

Mildred Gregory Mayberry and Mildred Louise Mayberry being one and the same person.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

unimproved (X)
This is improved ( ) property, known as 932 Scovel Street, Nashville, TN 37208
(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 7th day of November 2008

Heirs of Mildred Louise Mayberry

Charlotte A. Spicer

By: Alexis L. Mayes Attorney in fact

Charles M. Allen

Clarence E. Allen

Milton N. Allen

Albert E. Allen

Alexis L. Mayes

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 Heirs of Mildred Louise Mayberry Alexis L. Mayes, Charles M. Allen, Milton N. Allen, Clarence E. Allen and Albert E. Allen

the bargainor s, 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 and official seal at Nashville, Tennessee, this 7th day of November 2008.

Commission expires 1/20/2009

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this the 7th day of November, 2008, before me, the undersigned Notary Public, personally appeared Alexis L. Mayes, known to me or satisfactorily proven to be the person whose name is subscribed as attorney in fact for Charlotte A. Spicer (a/k/a Charlotte Ann Spicer), and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

1/20/09
My commission expires:

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE