Davidson County DEEDWARR
Recvd: 01/02/09 11:55 2 pgs
Fees:13.00 Taxes:1665.00
20090102-0000234

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 31st day of December, 2008. J. Brandon Miller Notary Public My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc.	Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc.	Map: 42-16 Parcel: 228
403 Gallatin Pike	P.O. Box 1088	
Madison, TN 37115	Goodlettsville, TN 37070-1088	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, THE **SMITH FAMILY PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENTUCKY-TENNESSEE CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, INC.,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being the southwest corner of Parcel No. 25 conveyed to Crescent Properties Company by deed from The Crescent Company, of record in Book 4288, page 508, Register's Office for said County, more specifically described as follows:

Beginning at a point on the easterly margin of Gallatin Pike, said point being the same beginning point in the description of Parcel No. 25, being one foot north of the northerly wall of the building demised to Service Merchandise Company of Madison, Inc. by lease from Graves Pate, et al of record in Book 4149, page 397, of said Register's Office; thence with the easterly margin of Gallatin Pike, north 10°east 117.3 feet to the northerly wall of the building presently demised to Henshaw's Homestead House Furniture Company by lease from Crescent Properties Company, not of record; thence running north of the northerly wall of said building, south 88° 8' east 250 feet to a point; thence south 10° west 117.3 feet to the southerly boundary line of Parcel No. 25 as described in deed in Book 4288, page 508; thence with the southerly boundary of said Parcel No. 25 westwardly to the point of beginning.

Being the same property conveyed to H. David Smith, Trustee, with full power to sell, transfer, mortgage and convey without the joinder of any beneficiary by Quitclaim Deed dated December 30, 1982 from Condra Development Company, a Tennessee corporation of record in Book 5985, page 821, Register's Office for Davidson County, Tennessee, the said H. David Smith having since died, said property having been vested in Smith Family Partnership by Order of the Chancery Court of Davidson County, Tennessee under Docket No. 08-2769-IV, and of record as Instrument No. 20081230-0123568, in said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 403 Gallatin Pike, Madison, TN 37115.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of December, 2008.

Smith Family Partnership

Mary Lu Smith, Managing Partner

Mary Lu Smith, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Lu Smith, Managing Partner of the Smith Family Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2008.

J. Brandon Miller

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY