This instrument prepared by and after recording return to:

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Atty.
215 Jamestown Park Rd. Suite 204
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/29/09 13:40 2 pgs
Fees:13.00 Taxes:736.30
20090129-0007781

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
First Baptis Church **613 South Main St.** **Goodlettsville, TN 37072**	**New Owner**	**25-12-3.00**

****

That **Thelma Yates Waggoner,** herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **First Baptist Church, Goodlettsville** (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Subdivision of part of the Lily Bell Farm, near Goodlettsville, Tennessee, not of record, described according to survey made by W. W. McMurray Engineering Company, July 1, 1940, as follows:

Beginning on the westerly margin of Dickerson Pike at the southeast corner of the property conveyed to Ben B. Cunningham and wife, by deed from Lily C. Bell, of record in Book 1058, page 511, Register's Office for said County; thence with said Cunningham's southerly line, North 77 deg. 40' West 892.3 feet, more or less, to a stake; thence South 18 deg. 55' West 100 feet to a stake at the corner of Lots Nos. 3 and 4; thence with line between said two lots South 77 deg .40' 891.3 feet, more or less, to a stake in the westerly margin of Dickerson Pike; thence with said Pike northwardly 100 feet to the beginning, containing 2 acres more or less.

LESS and EXCEPT those portions of the above described property previously conveyed in deeds of record in Book 3402, page 315 and in Book 3429, page 629, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Melburn J. Waggoner and wife, Thelma Yates Waggoner by Installment Deed from F. M. Bass, Executor, of record in Book 1129, page 334, Register's Office for Davidson County, Tennessee, dated July 20, 1940.

This is improved property which bears the address of: 707 Dickerson Pike, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property,

subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **20th** day of **January, 2009.**

Thelma Yates Waggoner

Thelma Yates Waggoner

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, **Thelma Yates Waggoner**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the **20th** day of **January, 2009.**

Notary Public

My Commission Expires: ~~[illegible] OF~~ 04/05/09

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of TENNESSEE
County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$199,000.00**.

Sworn to and subscribed before me this the **20th** day of **January, 2009.**

Affiant

Notary Public

My Commission Expires: 04/05/09

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY