WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090037157 DEEDWARR
Recvd: 06/04/09 10:50 3 pgs
Fees:18.00 Taxes:4440.00
20090604-0051684

STATE OF TENNESSEE.
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,200,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **1ST DAY OF JUNE, 2009.**

NOTARY PUBLIC

MY COMMISION EXPIRES_____
(AFFIX SEAL)

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Rivergate Park Partners, GP	Same	**34-2-68.00**
1994 Gallatin Road North		
Madison, TN 37115		

FOR AND IN 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,

The Tennessee District Council of the Assemblies of God, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Rivergate Park Partners, GP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2009 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 4175, page 107, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Possible boundary line dispute, as shown in the contract dated 12/02/2008 by and between The Tennessee District of Council of the Assemblies of God, Inc., and Rivergate Park Partners, GP.

(X) Improved
This ( ) Unimproved property is known as: **1994 Gallatin Road North 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 GRANTEES, their heirs and assigns forever; and we do not 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 ever 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 1st day of June, 2009.

TAA Sec/Treas

The Tennessee District Council of the Assemblies of God, Inc., by Todd Alexander, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Todd Alexander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **The Tennessee District of Council of the Assemblies of God, Inc.,** , the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 1st day of JUNE, **2009.**

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2013 ROBERTSON COUNTY

Notary Public

My Commission Expires:

Exhibit "A"

A parcel of land in the 10th District of Davidson County, Tennessee, located west of Gallatin Road and east of Two Mile Pike and bounded on the north by J.C. Penney's T.B.A. Site, being Lot "G" of Rivergate Park, of record in Book 4175, Page 107, Register's Office for said County, more particularly described as follows:

Beginning at a concrete monument, the southwest corner of J.C. Penney's T.B.A. Site; thence with a curve to the right having a radius of 138.84 feet and a central angle of 35 deg. 55 min., west 87.03 feet to a point, thence South 51 deg. 25 min. , west of 127.04 feet to a point, the beginning of a curve to the right thence around said curve having a radius of 50 feet and a central angle of 54 deg. 05 min., 47.20 feet to a point; thence north 74 deg. 30 min. west 54.59 feet to a point; the beginning of a curve to the right; thence around said curve having a radius of 100.0 feet and a central angle of 90 deg. 00 min., 157.08 feet to a point; thence north 15 deg. 30 min., east 105.0 feet to a concrete monument, the southwest corner of J.C. Penny's T.B.A. Site; thence south 74 deg. 30 min., east 296.0 feet to the point of beginning, containing 1.12 acres, more or less.

Being the same property conveyed to The Tennessee District Council of the Assemblies of God, Inc., by Trustee's Deed from Frank C. Ingraham, Substitute Trustee, filed for record March 22, 1989 in Book 7799, page 21, Register's Office for Davidson County, Tennessee.