WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090049493 DEEDWARR
Recvd: 07/22/09 12:43 3 pgs
Fees:18.00 Taxes:118.40
20090722-0068786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$32,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First United Pentecostal Church Nashville, Inc.	**Same As New OWner**	**Map 114**
(NAME)	(NAME)	**Parcels 297, 298 & 299**
7512 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37202~~ 37209		
(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, **E. L. EVANS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FIRST UNITED PENTECOSTAL CHURCH NASHVILLE, INC., a Tennessee corporation**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as **7496 Charlotte Pike, Nashville, TN 37202**
(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 20th day of July, 2009.

E. L. Evans

E. L. Evans

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **E.L. Evans**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2009.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

Notary Public

EXHIBIT A

TRACT I: Map 114 Parcel 297
Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the west margin of a 15 foot ingress and egress easement of record in Deed Book 7131, page 316, Register's Office for Davidson County, Tennessee, said point being S 04 deg. 09' W, 235 feet, more or less, from the south edge of an existing 15 foot road; thence N 84 deg. 30' W, 167.5 feet to a point; said point being the southeast corner of the Roy D. Rader property of record in Book 3768, page 223, Register's Office for Davidson County, Tennessee; thence with said Rader's east line N 05 deg. 55 feet E, 70.0 feet to a point; thence S 84 deg. 30' E, 165.0 feet, more or less, to a point in the west margin of said 15 foot ingress and egress easement; thence with said margin S 04 deg. 09; W, 70.0 feet to the point of beginning, containing 0.25 acres, more or less.

Being the same property conveyed to E.L. Evans by deed from William D. Hulan and wife, Deborah D. Hulan, of record in Book 8022, page 539, Register's Office for Davidson County, Tennessee.

TRACT II: Map 114 Parcel 298
BEGINNING at a point in the east margin of a 15 foot ingress and egress easement of record in Book 7131, page 316, Register's Office for Davidson County, Tennessee, said point being S 04 deg. 09' W, 175 feet, more or less, from the south edge of an existing 15 foot road; thence S 84 deg. 30' E, 100 feet, more or less, to a point in the east boundary of the William P. Hulan property of which this is a portion; thence with said Hulan's line S 03 deg. 03' W, 87.0 feet to a point; thence N 84 deg. 30' W, 105.0 feet, more or less, to a point in the east margin of said 15 foot ingress and egress easement; thence with said margin N 04 degrees 09' E 87.0 feet to the point of beginning, containing 0.21 acres, more or less.

Being the same property conveyed to E. L. Evans by deed from William Dean Hulan, Jr., and wife, Kimberly Kay Hulan, of record in Book 8075, page 953, Register's Office for Davidson County, Tennessee.

TRACT III: Map 114 Parcel 299
Land in the 8th Civil District of Davidson County, described according to a survey made by S. H. Hutchison, April 3, 1952, as follows:

Beginning at a stake in the northwest corner of W. P. Hulan's home lot, thence North 86° 45' west 279 feet to a stake; thence South 2° 05' west 247 feet to a stake; thence North 86° 45' west 792 feet to a stake; thence South 3° 15' west 165 feet to a stake; thence South 78° 20' east 461 feet to a post; thence North 87° 45' east 641 feet to a stake; thence North 30' west 430 feet more or less to the beginning, containing 6.2 acres more or less.

Included in the above description but expressly excluded from the conveyance herein is that portion of land conveyed by Warranty Deed of record in Book 7158, page 186, Register's Office for Davidson County, Tennessee described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, Beginning at a point in the west margin of a 15 foot ingress and egress easement of record in Deed Book 7131, page 316, Register's Office for Davidson County, Tennessee, said point being S 04° 09' W, 235 feet, more or less, from the south edge of an existing 15 foot road; thence N 84° 30' W, 167.5 feet to a point; said point being the southeast corner of the Roy D. Rader property of record in Book 3768, page 223, Register's Office for Davison County, Tennessee; thence with said Rader's east line N 05° 55' E, 70.0 feet to a point; thence S 84° 30' E, 165.0 feet, more or less, to a point in the west margin of said 15 foot ingress and egress easement; thence with said margin S 04° 09' W, 70.0 feet to the point of beginning, containing 0.25 acres more or less.

Also included in the above description but expressly excluded from the conveyance herein is that portion of land conveyed by Warranty Deed of record in Book 7158, page 189, Register's Office for Davidson County, Tennessee described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, Beginning at a point in the east margin of a 15 foot ingress and egress easement of record in Book 7131, page 316, Registers' Office for Davidson County, Tennessee, said point being S 04° 09' W, 175 feet, more or less, from the south edge of an existing 15 foot road; thence S 84° 30' E, 100 feet, more or less, to a point in the east boundary of the William P. Hulan property of which this is a portion; thence with said Hulan's line S 03° 03' W, 87.0 feet to a point; thence N 84° 30' W 105.0 feet, more or less, to a point in the east margin of said 15 foot ingress and egress easement; thence with said margin N 04° 09' E, 87.0 feet to the point of beginning, containing 0.21 acres, more or less.

Being the same property conveyed to E.L. Evans by deed from Patricia H. Davids, Executrix of the Estate of Frances Irene Hulan, of record in Instrument No. 20060410-0041309, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes prorated and assumed by the grantee(s).