BILL GARRETT, Davidson County
Trans:T20090070349 DEEDWARR
Recvd: 10/15/09 14:45 3 pgs
Fees:18.00 Taxes:880.60
20091015-0095632

This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

SPECIAL WARRANTY DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel No.**
Anita Stanford **3513 Gillespie Avenue** **Nashville, TN 37205**	**(Same)**	**104-10-0-020**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Tennessee Baptist Foundation**, (hereinafter 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 **Anita Stanford** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, 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 Grantor 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 the westerly 20 feet front and 21 feet rear of Lot No. 19 and the easterly 40 feet front and 41-11/30 feet rear of Lot No. 20, as shown on the map entitled Joseph Warner's Subdivision, of record as Plat Book 332, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Described together as follows:

Beginning on the southerly margin of Gillespie Avenue, at a point 40 feet west of the corner of Lots 19 and 20; thence with said Avenue, eastwardly 60 feet; thence southwardly 187 feet to the northerly line of Lot No. 26, at a point 21 feet east of the southeast corner of said Lot No. 20; thence with the northerly line of Lots 26 and 25, westwardly 62-11/30 feet; thence northwardly 187 feet to the beginning.

Being the same property conveyed to F.M. DOWELL, JR. and wife, EDDITH G. DOWELL, by deed from CLEVELAND P. CRAIG and wife, EDNA L. CRAIG, of record as Book 2597, page 479, dated October 13, 1956, said Register's Office. The said F.M. DOWELL, JR. having died first and the said EDDITH G. DOWELL having since died, leaving a will and devising subject property to the TENNESSEE BAPTIST FOUNDATION as filed in Probate Case No. 09P838, Davidson County, Tennessee.

This is improved property commonly known as: **3513 Gillespie Avenue, Nashville, Davidson County, Tennessee 37205**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 14th day of October, 2009.

Tennessee Baptist Foundation

By: _____
H. Garrison (Gary) Coltharp
Its: **Executive Vice President**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **H. Garrison (Gary) Coltharp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executive Vice President of the Tennessee Baptist Foundation, the within named bargainor, and that he as such Executive Vice President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Foundation as Executive Vice President.

Witness my hand, at office, this 14th day of October, 2009.

G. MILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

_____
Notary Public
My commission expires: Nov. 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $238,000.00.

Affiant

Sworn to and subscribed before me this
14th day of October, 2009.

Notary Public
My Commission Expires: NOV. 21, 2009

MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009