BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062767 DEEDWARR
Recvd: 10/05/10 08:49 3 pgs
Fees:18.00 Taxes:129.50
20101005-0079390

State of Tennessee)
County of Davidson)

G#22752-7

The actual consideration or value, whichever is greater, for this transfer is **$35,000.00**.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2010.

Notary Public

My commission expires: 10-21-12

(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike, Nashville, TN 37218

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
3rd and Madison, LLC	**"New Owner"**	**Map 082-09-0 Parcel 415.00**
P. O. Box 281935		
Nashville, TN 37228		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Universal United House of Prayer, Inc., a Tennessee non-profit corporation, and Bishop Sylvanus Givens

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

3rd and Madison, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the North 36 feet and the East 140 feet of Lot No. 6 on the Map of Dr. David T. McGavock's Plan, as of record in Deed Book 10, Pages 606 and 607, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 36 feet on the westerly side of 3rd Avenue North, formerly College Street, and runs back between parallel lines along the South margin of Mason Street, 140 feet to a dead line which is 37 feet 5 inches East of an alley.

INCLUDED but EXCLUDED is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8401, Page 816, said Register's Office, described as follows:

Right-of-Way Acquisition:

BEING part of Lot No. 6 on the Map of Dr. David T. McGavock's Plan, as of record in Deed Book 10, Pages 606 and 607, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the existing westerly right-of-way margin of Third Avenue North, said point being the northeasterly corner of the aforementioned Universal House of Prayer property, said point also located at the intersection of Madison Street and Third Avenue North; thence, with said point along a line South 27° 07' 56" East, 10.00 feet to a point; thence, leaving said point on a curve to the left having a radius of 10.00 feet, and an arc length of 15.68 feet to a point; thence, leaving said point along a line North 63° 00' 44" East, 10.00 feet to the point of BEGINNING, containing 21.33 square feet, more or less.

Temporary Construction Easement:

BEGINNING at a point along the westerly right-of-way margin of Third Avenue North, said point being located at the southeasterly corner of the aforementioned Universal House of Prayer property; thence,

following a northwesterly direction for 25 feet, more or less, with a width of 5.00 feet, more or less; thence, leaving said point following a northwesterly direction around a curve, an arc length of 15.68 feet, more or less, with a width varying from 5.00 feet to 9.00 feet, more or less, containing 185.00 square feet, more or less.

BEING the same property conveyed to Universal United House of Prayer, Inc., and Bishop Sylvanus Givens, by Installment Deed dated March 17, 1973, from Belmont Heights Baptist Church, Inc., of record in Book 4690, Page 774, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Right-of-Way and Easement to South Central Bell Telephone Company of record in Book 8380, Page 161, said Register's Office; Temporary Construction Easement as set out in the Deed to the Metropolitan Government of record in Book 8401, Page 816, said Register's Office; easements and setback lines as set forth on the above plan of record; and currently exempt property taxes which are assumed by the Grantee herein.

THIS instrument is being executed on behalf of Bishop Sylvanus Givens pursuant to a Power of Attorney executed by him on the 31st day of August, 2010, of record in Instrument No. 20101005007 9389, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED COMMERCIAL PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved ( ) unimproved (X) property, known as: **1129 3rd Avenue North, Nashville, TN 37208**.

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 its hand by its duly authorized officer this **22nd** day of **September, 2010.**

Universal United House of Prayer, Inc.,

By: Dorothy Givens
Dorothy Givens, Secretary

Bishop Sylvanus Givens
Bishop Sylvanus Givens

Dorothy Givens Att in fact
By: Dorothy Givens, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dorothy Givens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Secretary of The Universal United House of Prayer, Inc., the within-named bargainor, a Tennessee non-profit corporation, and that she, as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the non-profit corporation by herself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 22nd day of September, 2010.

DWAYNE L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dwayne L. Bell
Notary Public

My Commission Expires: 10/5/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Dorothy Givens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Bishop Sylvanus Givens and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Bishop Sylvanus Givens for the purpose therein contained, by signing the name of Bishop Sylvanus Givens by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2010.

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/8/14