BILL GARRETT, Davidson County
Trans:T20110023885 DEEDWARR
Recvd: 04/25/11 10:35 2 pgs
Fees:13.00 Taxes:4347.50
20110425-0031226

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of April, 2011, by and between **Benjamin Maxwell, Trustee of the Lake Providence Missionary Baptist Church, Inc (LPMBC), aka Lake Providence Missionary Baptist Church, aka Lake Providence Baptist Church, aka The Colored Baptist Church**, party of the first part, and **DEBRE KERANIO MEDHANIALEM ETHIOPIAN ORTHODOX TEWAHEDO CHURCH**, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

TRACT I

BEING A CERTAIN TRACT OR PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING ON
4508 NOLENSVILLE PIKE. BEING MORE PARTICULARLY DESCRIBED BY A SURVEY BY ELKINS SURVEY COMPANY, DATED 8-25-2011.

BEGINNING AT A RAILROAD SPIKE SOUTHWEST OF PROPERTY, TRAVEL THENCE S 59°27'57" W 10.67' TO A POINT ON THE EAST R.O.W. OF NOLENSVILLE PIKE; THENCE FOLLOWING THE EAST R.O.W. OF NOLENSVILLE PIKE N 38°37'05" W WITH A CURVE TO THE RIGHT, CHORD LENGTH 256.88' TO AN IRON PIN AT THE SOUTH R.O.W. OF HIGGINS ST.; THENCE FOLLOWING THE SOUTH R.O.W. OF HIGGINS STREET N 82°55'44" E 409.05' TO AN IRON PIN; THENCE LEAVING THE RIGHT OF WAY S 13°25'23" E 119.42' TO AN IRON PIN; THENCE S 81°09'26" W 86.55' TO A RAILROAD SPIKE; THENCE S 54°35'37" W 109.75' TO A POINT; THENCE S 59°27'57" W 103.52' TO THE POINT OF BEGINNING CONTAINING 1.39 ACRES. LEGAL DESCRIPTION IS DERIVED FROM SURVEY COMPLETED AUGUST 25, 2010 BY DOYLE ELKINS TRLS # 2427.

TRACT II

BEGINNING AT AN IRON ON THE SOUTHEAST CORNER OF PROPERTY.
TRAVEL WITH THE NORTH OF R.O.W. OF HIGGINS ST.THENCE S 83°55'05" W 219.13' TO A N IRON PIN AT THE EAST OF R.O.W. OF NOLENSVILLE PIKE; THENCE WITH THE R.O.W. OF NOLENSVILLE PIKE N 27°01'07" W 53.26' TO AN IRON PIN; THENCE N 82°30'44" E 130.22 'TO A LIGHT POLE; THENCE N 22°33'10" W 62.93' TO A ½" REBAR; THENCE N 22°36'10" W 109.33' TO AN ½" REBAR; THENCE N 86°01'16" E 149.68' TO AN ½" REBAR W/ELKINS CAP; THENCE S 22°49'45" E 102.86' WITH A ½" REBAR W/ELKINS CAP; THENCE S 83°50'59" W 45.03' TO A MAG NAIL; THENCE S 17°21'06" E 116.30' TO THE POINT OF BEGINNING CONTAINING 0.75 ACRES. LEGAL DESCRIPTION IS DERIVED FROM SURVEY COMPLETED AUGUST 25, 2010 BY DOYLE ELKINS TRLS # 2427.

Being the same property conveyed to:

328 Alice Avenue - PARCEL #14707019000 - Being the same property conveyed to Lake Providence Baptist Church by virtue of Warranty Deed recorded at Book 7429, Page 685 in the Register's Office of Davidson County, Tennessee.

332 Alice Avenue - PARCEL # 14707018800 - Being the same property conveyed to Lake Providence Baptist Church by virtue of Warranty Deed at Book 7379, Page 777 in the Register's Office of Davidson County, Tennessee.

315 Higgins Street - PARCEL # 14707021100 - Being the property conveyed to Lake Providence Missionary Baptist Church, Andrew J Jordan Jr., Katherine Taylor, and Phillip Pratt, Trustees By virtue of Warranty Deeds at Book 5787, Page 744; Book 6031, Page 259: and, Book 7701, Page168 in the Register's Office of Davidson County, Tennessee.

4504A Nolensville Pike - PARCEL # 14707021300 - Being the property conveyed to Lake Providence Missionary Baptist Church by Virtue of Quit Claim deed at Book 7701, Page 168 and deed of correction at Book 6031, Page 259 in the Register's Office of Davidson County, Tennessee.

312 Higgins Street - PARCEL # 14707021600 - Being the same property conveyed to Lake Providence Missionary Baptist Church by virtue of Warranty Deed at Book 10335, Page 81 in the Register's Office of Davidson County, Tennessee.

315B Nolensville Pike - PARCEL # 14707021000 - Being the property conveyed to Lake Providence Missionary Baptist Church, Andrew J Jordan Jr., Katherine Taylor, and Phillip Pratt, Trustees By virtue of Warranty Deed at Book 5787, Page 744 (referred to as Tract Three) in the Register's Office of Davidson County, Tennessee.

4508 Nolensville Pike - PARCEL # 14707021700 - Being the same property conveyed to the Colored Baptist Church and Lake Providence Missionary Baptist Church by virtue of Warranty Deeds at Book 42, Page 576 and Book 5727, Page 19 in the Register's Office of Davidson County, Tennessee.

4506 Nolensville Pike - PARCEL # 14707021400 - Being the Lake Providence Missionary Baptist Church, Andrew J Jordan Jr., Katherine Taylor, and Phillip Pratt, Trustees By virtue of Warranty Deed at Book 5787, Page 744 (Listed as Tracts One & Two) in the Register's Office of Davidson County, Tennessee.

330 Alice Avenue - PARCEL # 14707018900 - Being the same property conveyed to Lake Providence Baptist Church by virtue of Warranty Deed recorded at Book 7429, Page 685 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Benjamin Maxwell Trustee
Benjamin Maxwell, Trustee of the Lake Providence Missionary Baptist Church, Inc (LPMBC), aka Lake Providence Missionary Baptist Church, aka Lake Providence Baptist Church, aka The Colored Baptist Church

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Memorie White, a Notary Public of said County and State, personally appeared **Benjamin Maxwell, Trustee**, 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 **Trustee of Lake Providence Missionary Baptist Church, Inc (LPMBC)**, the within named bargainor, a Tennessee corporation, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as **Trustee** .

Witness my hand and seal, at Office, in Nashville, Tennessee this 15th day of April, 2011.

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address:	DEBRE KERANIO MEDHANIALEM ETHIOPIAN ORTHODOX TEWAHEDO CHURCH
Tax Parcel No	14707018900, 14707019000, 14707021700, 14707021600, 14707018800, 14707021000, 14707021300, 14707021400, and 14707021100
Property Address:	328 Alice Avenue, 332 Alice Avenue, 315 Higgins Street, 4504A Nolensville Pike, 312 Higgins Street, 315 B Nolensville Pike, 4508 Nolensville Pike, 330 Alive Avenue, 4506 Nolensville Road Nashville, TN 37211

MAIL TAX
BILLS TO: 4508 Nolensville Pike
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is ~~$1,200,000.00~~ *1,175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Elaine M Hanna
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of April, 2011.

Mary Bracknight
Notary Public

My Commission Expires: 11-7-14

B. BRACKNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires [illegible]