BILL GARRETT, Davidson County
Trans:T20110024373 DEEDWARR
Recvd: 04/26/11 11:34 4 pgs
Fees:23.00 Taxes:1350.50
20110426-0031810

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Safe Haven Family Shelter 1234 Third Avenue South Nashville, TN 37210	Safe Haven Family Shelter 1234 Third Avenue South Nashville, TN 37210	118-07 -0-095.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, OASIS CENTER, INC., hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto SAFE HAVEN FAMILY SHELTER, the GRANTEE herein, its, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, Being Lot No. 6 on the Plan of Berry Hill Subdivision, of record in Book 3300, page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 6 fronts 68 feet on the easterly side of Berry Hill Drive and runs back between parallel lines 240 feet to a dead line.
>
> Being the same property conveyed to Oasis Center, Inc. by deed from Planned Facilities Corporation, dated June 8, 1988, filed for record in Book 7567, page 610, in the Register's Office for Davidson County, Tennessee, dated June 8, 1988.
>
> This is improved property known as 2910 BERRY HILL DRIVE, NASHVILLE, TN 37204-3122.

TO HAVE and to HOLD the said tract of land, with the appurtenances, hereditaments,

estate, title and interest thereto belonging to the said GRANTEE its successors and assigns forever.

GRANTOR(S) covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

SEE ATTACHED EXHIBIT A

GRANTOR further covenants and binds itself, its successors and representatives to warrant and forever defend the title to the said land to the GRANTEE its successors and assigns, against the lawful claims of all persons claiming through or under Grantor.

Whenever 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 our hands this 25th day of April, 2011.

OASIS CENTER, INC.

BY: _____
Hal Cato

ITS: Executive Director

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Hal Cato, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Director of Oasis Center, Inc., the bargainor, a not-for-profit corporation, and that he as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the not-for-profit corporation as such Executive Director.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 25th day of April, 2011.

Lisa K. Brian
Notary Public

My Commission Expires: 3/4/2013

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $365,000.00.

Hal Cato
Affiant

Sworn to and subscribed before me this 25th day of April, 2011.

Lisa K. Brian
Notary Public

My Commission Expires: 3/4/2013

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A
PERMITTED ENCUMBERENCES

1. Taxes for the year 2011, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3300, Page 20, Register's Office for Davidson County, Tennessee.

3. Grant of Transmission Line Easement to the United States of America, of record in Book 1174, Page 132, and Book 10215, page 867, Register's Office for Davidson County, Tennessee, and as shown on survey prepared by Cherry Land Surveying, Inc., dated December 3, 2010, Job No. 10238 BB.

4. Easement granted to the City of Nashville, acting by and through the Electric Power Board of the City of Nashville, of record in Book 1908, Page 601, Register's Office for Davidson County, Tennessee, and as shown on survey prepared by Cherry Land Surveying, Inc., dated December 3, 2010, Job No. 10238 BB.

5. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Book 4558, Page 811, Register's Office for Davidson County, Tennessee, and as shown on survey prepared by Cherry Land Surveying, Inc., dated December 3, 2010, Job No. 10238 BB.

6. Survey prepared by Cherry Land Surveying, Inc., dated December 3, 2010, Job No. 10238 BB, shows the structure lies within the 100 year flood hazard area.