WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/11 14:34 4 pgs
Fees:23.00 Taxes:49.03
20110722-0056466

HALE E. WILSON III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$ 13,250.00

Affiant

Subscribed and sworn to before me this 20 day of July, 2011.

Notary Public
My Commission expires: 8/13/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jesse D. Betty	SAME	081-11-0-454.00
2515 Jones Avenue		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dixon Memorial United Methodist Church, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jesse D. Betty**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly half of Lot No. 119 on the plan of McGavock, Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Part of Lot No. 119 fronts 50 feet on the easterly side of Twelfth Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Dixon Memorial United Methodist Church, Inc., a Tennessee corporation, by deed from Eula Eddings, unmarried, on June 8, 1989, of record in Book 7862, page 441, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 41, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7862, page 441, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1720 12th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 20, 2011.

Dixon Memorial United Methodist Church, Inc.

Lemmie Dorse
By Lemmie Dorse

STATE OF TENNESSEE

COUNTY OF DAVIDSON

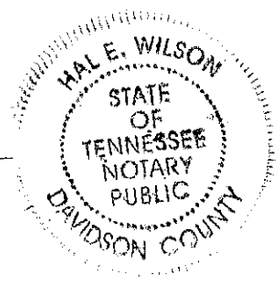
On this 20th day of July, 2011, before me, appeared Lemmie Dorse to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the chairperson of Dixon Memorial United Methodist Church, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lemmie Dorse acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/14



Nashville District
The United Methodist Church

Richard J. Wills, Jr.
Nashville Area Bishop

John H. Collett, Jr.
Nashville District Superintendent

July 11, 2011

Mr. Hal Wilson
2818 Bransford Ave.
Nashville, TN 37204

Dear Mr. Wilson,

In regard to the sale of the property located at 1720 12th Ave. North in Nashville, TN, on June 7, 2011 I authorized Rev. Ed Bufford to officiate a special session of the Dixon Memorial United Methodist Church Charge Conference to be held on June 20, 2011 for the purpose of considering the sale of this property. As reported by Ella Mason, Secretary, the body of the Charge Conference voted unanimously to approve the sale of the property.

In accordance with the *2008 Book of Discipline*, the action taken at the Called Charge Conference along with my authorization as the District Superintendent of the Nashville District, releases this property from the trust clause held by the United Methodist Church.

Should you have any questions or need further clarification, please do not hesitate to contact me at the number listed below.

Sincerely,

John H. Collett, Jr.
Nashville District Superintendent

cc: Rev. Edward Bufford

304 S. Perimeter Park Drive Suite 5 • Nashville, Tennessee 37211
Telephone (615) 327-3582 • Fax (615) 327-0561 • E-mail: nashdistum@tnumc.org

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/25/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY