(1)

Prepared By & Return To:
Clarity Title, LLC
613 Gaylemore Dr.
Goodlettsville, TN 37072
11-0335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$804,000.00.**

Affiant

BILL GARRETT, Davidson County
Trans:T20110064100 DEEDWARR
Recvd: 10/13/11 14:17 2 pgs
Fees:13.00 Taxes:2974.80
20111013-0079830

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of October, 2011.

Notary Public
Commission Expiration:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

ADDRESS OF NEW OWNER:
Family Christian Fellowship
925 Robertson Road
Old Hickory, TN 37168

SEND TAX BILLS TO:
Family Christian Fellowship
925 Industrial Drive
Old Hickory, TN 37168

MAP-PARCEL:
044-00-0-051.00

WARRANTY DEED

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

Daniel P. Niznik and wife, Susan J. Niznik

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Family Christian Fellowship

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

Land situated in the 11th Councilmanic District of Davidson County, Tennessee, being Lot No. 2 on the Plat of Dunlap & Kyle's Subdivision of Parcel 35 on Tax Map 44, as shown on plan of record in Instrument No. 20030730-0107654, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Together with a permanent, non-exclusive right-of-way and easement for ingress, egress and regress to and from Robinson Road over, upon and across certain land which adjoins the southeasterly boundary of the above described Lot No. 2 on said Plat, said land being described as follows: a strip of land 60-feet wide running contiguous to said Lot No. 2, with its northwesterly boundary being the southeasterly boundary of said lot No. 2 and its southeasterly boundary being a line running parallel to, and 60 feet from, the southeasterly boundary of said Lot No. 2; said 60-feet strip of land runs between said boundaries from Robinson Road to the easternmost corner of said Lot No. 2. The easement granted hereby is granted subject to all of the terms and conditions of that certain Easement Agreement of record in Book 8421, Page 436, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel P. Niznik and wife, Susan J. Niznik by Special Warranty Deed dated August 12, 2003 from Dunlap & Kyle Tire Co., Inc., a Tennessee Corporation, and filed of record in Instrument No. 20030814-0117433, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **925 Robertson Road Old Hickory, TN 37168**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 my hand this 6th day of October, 2011.

Daniel P. Niznik

Susan J. Niznik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel P. Niznik and Susan J. Niznik**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory Tennessee this 6th day of October 2011.

Notary Public
Commission Expiration:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

Notary Public
Commission Expiration: