BILL GARRETT, Davidson County
Trans:T20110082758 DEEDWARR
Recvd: 12/30/11 11:08 3 pgs
Fees:18.00 Taxes:662.30

20111230-0102189

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$179,000.00** (One Hundred Seventy Nine Thousand).

Carolyn J. Cox, BC
AFFIANT

Subscribed to and sworn before me this 17th day of November, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
The King's Daughters Day Home North Dupont Avenue Madison,TN 37115	590 N. Dupont Avenue Madison, TN 37115	Part of Map 04310005600

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, I/WE, **MADISON CHURCH OF CHRIST, a Tennessee non-profit corporation,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **THE KING'S DAUGHTERS DAY HOME, a Tennessee non-profit corporation,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **NORTH DUPONT AVENUE** **MADISON,TN37115**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

LTSR Number:

GTE File: 20110

WITNESS, this 17th day of November, 2011

Madison Church of Christ, a Tennessee non-profit corporation

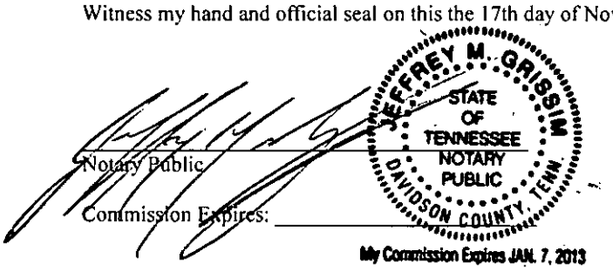
BY: Philip L. Coats

Philip L. Coats, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of November, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Philip L. Coats** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Trustee** of **Madison Church of Christ**, the within named bargainor, a corporation, and that as such **Trustee** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of **Madison Church of Christ**, by the said **Philip L. Coats** as such .

Witness my hand and official seal on this the 17th day of November, 2011.



Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 20110

EXHIBIT "A"

BEING A CERTAIN PARCEL OF LAND LYING IN THE NINTH COUNCIL DISTRICT OF DAVIDSON COUNTY, MADISON, METROPOLITAN NASHVILLE, TENNESSEE. SAID PARCEL IS LOACTED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH DUPONT AVENUE AND BEING SOUTH 83 DEGREES 48 MINUTES 30 SECONDS EAST, 848 FEET TO THE CENTERLINE INTERSECTION OF MAY DRIVE AND NORTH DUPONT AVENUE. SAID PARCEL IS SHOWN AS LOT 1 ON THE PLAT ENTITLED "KING'S DAUGHTERS DAY HOME" OF RECORD AS INSTRUMENT NUMBER 201111140088292, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES", IN THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH DUPONT AVENUE AT THE NORTHEASTERLY CORNER OF METRO GOVERNMENT METRO PARKS OF RECORD IN DEED BOOK 7501, PAGE 386, R.O.D.C.T. AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 82 DEGREES 08 MINUTES 22 SECONDS EAST, 489.14 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES" AT THE NORTHWESTERLY CORNER OF MADISON CHURCH OF CHRIST OF RECORD IN DEED BOOK 2858, PAGE 219, R.O.D.C.T.;

THENCE, WITH SAID MADISON CHURCH OF CHRIST FOR THE NEXT FOUR CALLS:

1) SOUTH 07 DEGREES 51 MINUTES 38 SECONDS WEST, 165.34 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES";

2) NORTH 82 DEGREES 50 MINUTES 09 SECONDS WEST, 76.88 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES";

3) SOUTH 85 DEGREES 19 MINUTES 17 SECONDS WEST, 175.85 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES";

4) SOUTH 04 DEGREES 40 MINUTES 43 SECONDS EAST, 45.55 FEET TO AN IRON ROD (OLD) WITH NO CAP IN THE EASTERLY LINE OF SAID METRO GOVERNMENT METRO PARKS;

THENCE, WITH SAID METRO GOVERNMENT METRO PARKS FOR THE NEXT FOUR CALLS:

1) NORTH 82 DEGREES 19 MINUTES 43 SECONDS WEST, 150.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES";

2) NORTH 04 DEGREES 40 MINUTES 43 SECONDS WEST, 105.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES";

3) NORTH 82 DEGREES 19 MINUTES 43 SECONDS WEST, 45.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES";

4) NORTH 04 DEGREES 40 MINUTES 43 SECONDS WEST, 150.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 93,235 SQUARE FEET OR 2.14 ACRES, MORE OR LESS

Being the part of the same property conveyed to Madison Church of Christ by Deed of record in Book 2858, Page 219, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The King's Daughters Day Home, a Tennessee non-profit corporation by Deed of record in Instrument Number 20100715-0055059, Register's Office for Davidson County, Tennessee.

Both parcels of land shown as Lot 1 on the Plat entitled "Kings Daughters Day Home" of record as Instrument Number 201111140088292, Register's Office for Davidson County, Tennessee.