THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***13,137.60

Affiant

Subscribed and sworn to before me this 12th day of March, 2012.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20120018198 DEEDWARR
Recvd: 03/13/12 08:24 2 pgs
Fees:13.00 Taxes:48.61
20120313-0021457

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jon R. Cole 903 Russell Street Nashville, Tennessee 37206	SAME	Part of MAP 082-16-0 PARCEL 104.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirteen Thousand One Hundred Thirty Seven and 60/100 Dollars ($***13,137.60) cash in hand paid, the receipt of which is hereby acknowledged, The Power House Christian Center, Inc., a Tennessee non-profit corporation, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Jon R. Cole and wife, Susan J. Cole, tenants by the entirety, as to an undivided 50% interest, joint with rights of survivorship with Lori J. Benton, as to an undivided 50% interest, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at an iron rod in the northerly right of way of Russell Street, said point being the southeast corner of the herein described tract and the southwest corner of the Jon and Susan Cole property as described in Instrument No. 20040422-0045607 in the Register's Office for Davidson County, Tennessee, and being the original southeast corner of the Power House Christian Center, Inc. property as described in Instrument No. 20030918-0138500 in the Register's Office for Davidson County, Tennessee; thence, with said right of way South 65 degrees 07 minutes 39 seconds West, 8.00 feet to an iron rod; thence, with a new line, North 25 degrees 12 minutes 30 seconds West, 169.98 feet to an iron rod in the south edge of a 20 foot alley; thence, with the edge of alley, North 65 degrees 07 minutes 39 seconds East, 8.00 feet to an iron rod in Cole's original west line; thence, South 25 degrees 12 minutes 30 seconds East, 169.98 feet to the point of beginning and containing 1360 square feet.

BEING part of the same property conveyed to The Power House Christian Center, Inc., a Tennessee non-profit Corporation, by Warranty Deed dated September 16, 2003, from March Egerton, a married person, of record as Instrument No. 20030918-0138500 in the Register's Office for Davidson County, Tennessee.

This is part of the unimproved property known as 901 Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have not been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Barrow's Addition to Edgefield of record in Book 1, page 13, in the Register's Office for Davidson County, Tennessee, and matters, if any, shown on the Plan of Resubdivision of Lots 43, 44 and 45, Barrows Addition to Edgefield, of record as Instrument No. 20120123-0005892 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

IN WITNESS WHEREOF, the GRANTOR, a corporation, having caused its name to be signed hereto by its duly authorized officers on this the 12 day of March, 2012.

THE POWER HOUSE CHRISTIAN CENTER, INC.

By: _____
Frederick Barr, President

By: _____
Nicole Drinks, Secretary

By: _____
Erica Barr, Board Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Frederick Barr, Nicole Drinks and Erica Barr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President, Secretary, and Board Member, respectively, of The Power House Christian Center, Inc., the within named bargainor, a corporation, and that they as such President, Secretary and Board Member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President, Secretary and Board Member respectively.

WITNESS my hand and official seal this 12th day of March, 2012.

_____
Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9.20.17