STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G12-4300D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120052134 DEEDWARR
Recvd: 07/16/12 10:50 3 pgs
Fees:18.00 Taxes:838.05
20120716-0062262

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Star Properties, LLC (NAME)	SAME (NAME)	7-187
481 Roosevelt Dr (STREET ADDRESS)	(STREET ADDRESS)	
Oxford, CT 06478 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **New Testament Baptist Church**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Star Porperties, LLC**, 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:

Being a parcel of land in the First Precinct of the Tenth Councilmanic District of Davidson County, City of Goodlettsville, Tennessee, and shown as part of Parcel 055 on Davidson County Property Map 7, and being described as tract one according to a survey of George C. Gregory, Registered Land Surveyor No. 1331, dated February 28, 1997 and known as project no. 97-103, as follows:

Beginning at an existing concrete highway monument in the east margin of Baker Station Road, said point of beginning being northerly 195.93 feet more or less from the east margin of Springfield Highway (Dickerson Pike) (US Highway No. 41) as measured along said east margin of Baker Station Road and also being the northwest corner of property conveyed to Viola Krantz of record in Deed Book 9693, page 763, Register's Office for Davidson County, Tennessee, and shown as parcel 176, in Davidson County Property Map 7, and also being the southwest corner of parcel being described thence North 25 degrees 13 minutes 20 seconds West 102.03 feet with said east margin of Baker Station Road to an existing concrete monument; thence North 16 degrees 54 minutes 28 seconds West 215.61 feet; continuing with said east margin of Baker Station Road to an iron pin set in survey the southwest corner of Tract 2 in the Northwest corner of the parcel being described thence North 58 degrees 44 minutes 21 seconds East 514.16 feet to an iron pin set this survey at a point of change of direction in the North line of this parcel; being described thence North 61 degrees 27 minutes 51 seconds East 548.11 feet to an iron pin set this survey at a point of change of direction in the North line of the parcel being described; thence North 42 degrees 42 minutes 37 seconds East 459.80 feet to an iron pin set this survey at a point of change of direction in the North line of the parcel being described thence South 66 degrees 16 minutes 17 seconds East 736.08 feet to an existing iron pin a rear corner to Lots 143 and 144 and Fox Chase Meadows Subdivision the southeast corner of Tract 2 and also being the Northeast corner of the parcel being described thence south 03 degrees 15 minutes 23 seconds West 359.30 feet with the rear line of Lots 144 and 145 to an existing iron pin at the base of a 48 inch oak tree thence South 11 degrees 44 minutes 30 seconds East 73.55 feet with the rear line of Lots 145 and 146 to an existing iron pin; (5 feet southeast of a small tree and fence corner) thence North 54 degrees 45 minutes 29 seconds West 891.78 feet with the North line of property conveyed to Jeffrey D. West by deed of record in Book 8860, page 552, Register's

Office for Davidson County, Tennessee, for 541.78 feet to an existing iron pin at fence corner; thence with said Viola Krantz property and more or less with a fence as follows: South 42 degrees 42 minutes 37 seconds West 279.83 feet to a point; South 61degrees 27 minutes 51 seconds West 300.25 feet; to an existing iron pin; South 45 degrees 39 minutes 00 seconds West 102.55 feet to an existing iron pin; South 81 degrees 16 minutes 44 seconds West 240.50 feet to an existing iron pin; South 00 degrees 07 minutes 03 seconds West 62.05 feet to an existing iron pin; South 42 degrees 51 minutes 32 seconds West 483.66 feet to the point of beginning.

Included in but expressly excluded from this conveyance is the following described property:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee, described as Lot 1 on a survey dated March 31, 2000 by Stephen E. Artz, Registered Land Surveyor License No. 1708, as follows:

Beginning at the concrete monument in the northeasterly margin of Baker Station Road near its intersection with Springfield Highway (US No. 41) a corner to the property conveyed to Anthony H. Myers of record in Book 10842, page 585, Register's office for Davidson County, Tennessee, thence with said margin of said road North 49 degrees 24 minutes 03 seconds West 101.92 feet to a concrete monument thence North 40 degrees 54 minutes 47 seconds West 69.19 feet to a concrete monument thence leaving Baker Station Road, thence North 39 degrees 27 minutes 05 seconds East 233.23 feet to an iron pin; thence North 31 degrees 36 minutes 48 seconds East 222.39 feet to a concrete monument; thence South 24 degrees 06 minutes 22 seconds East 32.91 feet to an iron pin; thence South 18 degrees 45 minutes 10 seconds West 483.74 feet to the point of beginning, containing 0.94 acres, more or less.

BEING the same property conveyed to New Testament Baptist Church from Richard W. Uselton and wife, Janelle M. Uselton, by Deed dated May 1, 2002, as Instrument No. 20020513-0058508, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Right of Way Easement to the State of Tennessee as recorded in Book 6131, page 582, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2320 Baker Station Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 26th day of June, 2012.

NEW TESTAMENT BAPTIST CHURCH

By: _____ June 26, 2012
Pastor B.J. Stagner, Jr., Trustee Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of June, 2012.

My Commission Expires:_____ _____

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Pastor B.J Stagner, Jr., Trustee for New Testament Baptist Church, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of June, 2012.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066