THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (HGW)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Davidson County DEEDWARRSP
Recvd: 08/29/12 11:14 5 pgs
Fees:28.00 Taxes:37.00
20120829-0077965

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Safe Haven Family Shelter 1234 Third Avenue South Nashville, TN 37210	Same	Map 105-3, Parcel 240

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100ths DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PRAYER TEMPLE CHURCH, a Tennessee non-profit corporation also known as Prayer Temple Church, Inc. (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to SAFE HAVEN FAMILY SHELTER, a Tennessee non-profit corporation (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows, together with all fixtures and improvements located thereon:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Map of the Lands of J.M. Fraley, deceased, of record in Plan Book 2, Page 61, in the Chancery Court for Nashville, Davidson County, Tennessee.
>
> Said Lot No. 6 fronts 40 feet on the east side of 3rd Avenue South, formerly College Street, and runs back between parallel lines 127-1/2 feet, more or less, to an alley.
>
> Being a part of the same property conveyed to Prayer Temple Church, Inc., a non-profit corporation by deed from Nationsbank of Tennessee, formerly known as Sovran Bank/Tennessee, formerly known as Sovran Bank/Central South, of record in Book 8757, page 957, Register's Office for Davidson County, Tennessee, dated October 13, 1992.

The source of this description of the property herein conveyed is taken from the prior deed of record.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property known as 1250 3rd Avenue South, Nashville, TN 37210.

Said property is conveyed subject to those matters more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said real property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 29th day of August, 2012.

PRAYER TEMPLE CHURCH

By: _____
Name: Thessolonia Fondren, Jr.
Title: Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Thessolonia Fondren, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of **Prayer Temple Church**, a Tennessee non-profit corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 29th day of August, 2012.

LAURA LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires:
11-7-12

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $10,000.00.

Affiant, Thessolonia Fondren, Jr.

Sworn to and subscribed before me this 9th day of August, 2012.

Notary Public

LAURA LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

11-7-18

Exhibit A

Permitted Exceptions

1. Taxes for the year 2012, a lien, but not yet due and payable.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. All matters shown on survey prepared by R. Scot Cherry, TRLS #1512, dated 10-11-11, Job #11196.

10982174.1

Affidavit

I, Danielle Burns , do hereby make oath that I am 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.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

