Davidson County DEEDWARRSP
Recvd: 08/29/12 11:15 5 pgs
Fees:28.00 Taxes:37.00
20120829-0077966

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

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Prayer Temple Church 1258 Third Avenue South Nashville, TN 37210	Same	Map 105-3, Parcel 239

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, SAFE HAVEN FAMILY SHELTER, a Tennessee non-profit corporation formerly known as Nashville Safe Haven Family Shelter, Inc. (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to PRAYER TEMPLE CHURCH, 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. 7 in the Subdivision of Lot No. 27 of the John Nelson Plan, said subdivision being made in the cause of Rosanna Thompson, et al. vs. J.A. Flippen of record in Plan Book 2, Page 61, in the Chancery Court for Davidson County, Tennessee.
>
> Said Lot No. 7 fronts 40 feet on the east side of Third Avenue South, formerly South College Street, and runs back between parallel lines 127-1/2 feet to a 12 foot alley.
>
> Being the same property conveyed to Nashville Safe Haven Family Shelter, Inc., by deed from Ewing Starnes and wife, Dorothy Starnes and Paul Goodloe, a single person, of record at Instrument No. 20040930-0117945, Register's Office for Davidson County, Tennessee.

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 1252 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.

SAFE HAVEN FAMILY SHELTER

By: Joyce Lavery
Name: Joyce Lavery
Title: Executive Director

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joyce Lavery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executive Director of **Safe Haven Family Shelter**, 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:

11-7-15

STATE OF TENNESSEE)

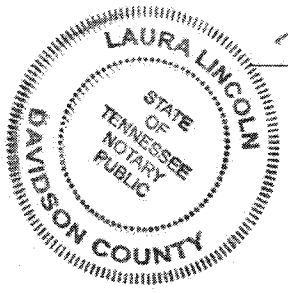
COUNTY OF DAVIDSON)

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

Affiant, Joyce Lavery

Sworn to and subscribed before me this 29th day of August, 2012.

Notary Public



My Commission Expires:

11-7-13

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.

10982175.1

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:

