SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120088421 DEEDWARRSP
Recvd: 11/19/12 15:06 4 pgs
Fees:23.00 Taxes:925.00
20121119-0106632

STATE OF GEORGIA)
COUNTY OF Cherokee)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $250,000.00.

Cheri L. Sanders

Subscribed and sworn to before me, this the 10th day of November, 2012.

Phyllis Gray
Notary Public

My Commission Expires: 5/30/15

PHYLLIS GRAY NOTARY PUBLIC GEORGIA CHEROKEE COUNTY EXPIRES May 30 2015

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Daystar Counseling Ministries, Inc. Attention: Ms. Melissa Trevathan 2801 Azalea Place Nashville, TN 37204	118-07-0-125	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Cheri L. Sanders and husband, James R. Sanders (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Daystar Counseling Ministries, Inc. (the "Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantors make no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 621 West Iris Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantors covenant

that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantors further jointly and severally covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise, except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as November 13, 2012.

GRANTORS:

Cheri L. Sanders

James R. Sanders

STATE OF GEORGIA)
)
COUNTY OF Cherokee)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Cheri L. Sanders and husband James R. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Cherokee County, Georgia, this the 10 th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 5/30/15

PHYLLIS GRAY NOTARY PUBLIC CHEROKEE COUNTY EXPIRES GEORGIA May 30, 2015

{00834905.1 }

EXHIBIT A

TO

SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 16, Block B on the plan of Berry Hill Gardens, as of record in Plat Book 1130, Page 36, Register's Office for said county.

Said Lot No. 16 fronts 95.0 feet on the southeasterly side of West Iris Drive and extends back 179.6 feet on the southwesterly line and 183.0 feet on the northeasterly line to a dead line in the rear measuring 53.0 feet thereon.

Being the same property conveyed to CECIL J. HYCHE AND WIFE, ILA DEANNE HYCHE, by deed from RONALD C. GASSER AND WIFE, ARLENE N. GASSER, of record in Book 3619, page 301, dated September 23, 1963, said Register's Office. Then being further conveyed to CECIL J. HYCHE AND ILA DEANNE HYCHE, THEIR SUCCESSORS AS TRUSTEES OF THE HYCHE FAMILY TRUST, of record as Instrument No. 20040513-0055885, dated April 28, 2004, said Register's Office. The said Ila Deanne Hyche having predeceased the said Cecil Jackson Hyche. The said Cecil Jackson Hyche having since died on or about October 28, 2010 leaving the subject property to the beneficiaries of the Hyche Family Trust. Then being further conveyed to CHERI L. SANDERS AND HUSBAND, JAMES R. SANDERS, by Trustee's Quitclaim Deed from CHERI L. SANDERS, AS TRUSTEE OF THE HYCHE FAMILY TRUST, of record as Instrument No. 20101216-0100213, dated November 24, 2010, said Register's Office.

EXHIBIT B

TO

SPECIAL WARRANTY DEED

ENCUMBRANCES

1. Real property taxes for the year 2012

2. Matters shown on the Plan of record in Plat book 1130, page 36, said Register's Office.