WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120098533 DEEDWARR
Recvd: 12/26/12 14:01 2 pgs
Fees:13.00 Taxes:1036.00

20121226-0118771

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00.

F. Lillard Teasley
Affiant

Subscribed and sworn to me on December 21, 2012.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26044SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christ the King Church 3001 Belmont Blvd. Nashville, TN 37212	SAME AS NEW OWNER	117-08-046.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, F. Lillard Teasley, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Christ the King Church, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 19 and 20 on the Map of Belmont Terrace Re-Subdivision, Annex No. 1, of record in Book 421, page 182, in the Register's Office for Davidson County, Tennessee, described according to a Survey made by Hickerson-Miller Engineers-Surveyors, dated October 8, 1957, as follows:

Beginning on the westerly margin of Oakland Avenue at its intersection with the dividing line between Lots Nos. 20 and 21; thence with said dividing line, North 68 degrees 15 minutes West 180 feet to an iron pin; thence North 13 degrees 45 minutes East 67.5 feet to an iron pin; thence South 71 degrees 30 minutes East 172.5 feet to an iron pin on the westerly margin of Oakland Avenue, at a point 4.3 feet north of the dividing line between Lots Nos. 19 and 20; thence with said Avenue, southwardly 78.6 feet to the beginning.

Being the same property conveyed to F. Lillard Teasley, unmarried, by Deed from Anthony Eugene Murray, Sr., of record in Book 7830, page 35, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3932, page 218, in the Register's Office for Davidson County, Tennessee.
4. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, recorded in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3007 Oakland Avenue, Nashville, TN 37212.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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. Wherever 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 our hands on December 21, 2012.

F. Lillard Teasley

F. Lillard Teasley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 21, 2012, before me personally appeared F. Lillard Teasley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 21, 2012.

Todd a. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
[illegible]
STATE OF TENNESSEE