WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047296 DEEDWARR
Recvd: 06/06/13 11:51 2 pgs
Fees:13.00 Taxes:601.25
20130606-0057561

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,500.00**

Affiant

Subscribed and sworn to before me, this 4th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Redeemer Evangelical Lutheran	NEW OWNER	142-00-0
(NAME)	(NAME)	(MAP)
790 Bellevue Road		041.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, that **Howard Anderson and Dan Huffstutter, Successor Co-Trustees of the Richardson Family Trust**, called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Redeemer Evangelical Lutheran Church**, hereinafter called Grantee(s), its heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the east margin of Buffalo-Bellevue Road, at iron pin located 2146 feet south of the south margin of the Memphis-Bristol Highway; thence along the margin of Buffalo-Bellevue Road, South 5 deg. East 209 feet to an iron pin at the northwest corner of the property conveyed to Jac. C. Hamblen, by deed of record in Book 2437, Page 469, Register's Office; thence along Hamblen's north line, along a fence South 84 deg. 15' East 209 feet to an iron pin; thence North 5 deg. West 209 feet to an iron pin; thence North 85 deg. 15' West 209 feet to the point of beginning. Described according to a survey made by Hal P. Swann, Jr., Surveyor, dated May 7, 1961.

Included in the above description but expressly excluded is that portion of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed of record in Book 4561, Page 880, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Dorris S. Richardson and wife, Martha C. Richardson, by Deed from Thomas S. Baugh and wife, Mary Baugh, of record at Instrument Book 3224, page 487, Register's Office for Davidson County, Tennessee, dated May 19, 1961 and recorded on May 23, 1961. Subject property was inherited by Dorris S. Richardson, as surviving spouse of Martha C. Richardson, deceased, estate administration in the Probate Court for Davidson County, case number 11P1800; and further

Being the same property conveyed to Richardson Family Trust by Deed from Dorris S. Richardson of record at Instrument No. 20120221-0014562, Register's Office for Davidson County, Tennessee, dated January 3, 2012 and recorded on February 21, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 790 Bellevue Road, Nashville, Tennessee 37221

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. 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 this 4th day of June, 2013.

Richardson Family Trust

By: _____ Co Trustee
Howard Anderson, Successor Co-Trustee

By: _____ Co Trustee
Dan Huffstutter, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Howard Anderson and Dan Huffstutter, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Successor Co-Trustees of the Richardson Family Trust, the within named bargainor, and that they as such Successor Co-Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Richardson Family Trust by Howard Anderson and Dan Huffstutter as such Successor Co-Trustees.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 4th day of June, 2013.

_____
Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.