File Bx
24B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans: T20140016336 DEEDWARRSP
Recvd: 03/11/14 09:07 3 pgs
Fees: 18.00 Taxes: 197.95
20140311-0020146

ADDRESS NEW OWNER:
Morning Star Missionary Baptist Church
P. O Box 101482
Nashville, TN 37224-1482

SEND TAX BILL:
Morning Star Missionary Baptist Church
P. O Box 101482
Nashville, TN 37224-1482

MAP AND PARCEL:
10504021400

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $53,500.00.

Daniel Waddell
AFFIANT

Subscribed and sworn to before me this 10th day of March, 2014.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **John Preston Woods, Jr. and Betty Jean Woods**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **Morning Star Missionary Baptist Church** , its successors and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN.

This is improved property known 1262 First Avenue South, Nashville, TN 37210.

And now **John Preston Woods, Jr. and Betty Jean Woods** for the express purpose of

carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Morning Star Missionary Baptist Church**, its successors and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of February, 2014.

John Preston Woods, Jr.

Betty Jean Woods 3/10/14

Betty Jean Woods

STATE OF FLORIDA)
COUNTY OF St Lucie)

Notary Public State of Florida
Cristine Correia
My Commission EE 854353
Expires 02/09/2017

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **John Preston Woods, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of February, 2014.

My Commission Expires: 2-9-17

Cristine Correia
Notary Public

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Betty Jean Woods,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 10th day of ~~February~~ March, 2014.

My Commission Expires: 10/5/15

A B Waddell
Notary Public

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Land located in Davidson County, Tennessee, and more particularly described as follows:

Being the south part of Lot No. 55 on the Plan of Trimble's National Hill Addition, as amended, as of record in Book 21, page 121, Register's Office for said County, described according to a survey made by Erle Drake, County Surveyor, July 2, 1934, as follows:

Beginning at the northeast corner of South Hill Street and First Avenue South, formerly Maple Street, being the southwest corner of Lot No. 55; thence easterly 52 feet to the southwest corner of Lot No. 56; thence northerly with the western line of said Lot 56, 85 feet to a point 35 feet southerly from the southerly margin of an alley; thence westerly and parallel with said alley 109 feet to the easterly margin of First Avenue South; thence with the easterly margin of said Avenue southerly 102.7 feet, more or less, to the beginning.

Being the same property conveyed to John Preston Woods and wife, Annie Mae Woods by deed from H. K. Davis, et ux of record in Book 1911, page 595, Register's Office for Davidson County, Tennessee. Further conveyed by deed from John Preston Woods and Annie Mae Woods to James C. Havron, Trustee to Annie Mae Woods of record in Book 3398, page 97, said Register's Office. Annie Mae Woods Quitclaimed to Leon Ruben, Trustee, who conveyed said property to Annie Mae Woods and husband, John Preston Woods, Sr., and son, John Preston Woods, Jr. of record in Book 4570, page 501, said Register's Office. Annie Mae Woods died on November 5, 1997, intestate, survived by John Preston Woods, Sr. and John Preston Woods, Jr. as her sole heirs at law.

John Preston Woods, Sr. died August 23, 2013, intestate, survived by John Preston Woods, Jr., his son, and Betty Jean Woods, his wife, as his sole heirs at law, as evidence by an Affidavit of Heirship of record in Instrument No. 20140311002014S, said Register's Office.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 21, page 121, said Register's Office Subject to the rights and claims of parties in possession. Subject to any and all claims, debts, unpaid taxes and The Bureau of TennCare against the Estate of John Preston Woods, Sr.

This property is being sold as is.