BILL GARRETT, Davidson County
Trans:T20140021582 DEEDWARR
Recvd: 04/01/14 09:13 6 pgs
Fees:33.00 Taxes:1017.50
20140401-0026645

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
The Association of Missionary Baptist Broadcasters, doing business as The Old Fashion Gospel Hour 1601 Wellington Ct, Gallatin, TN 37066-5597	SAME	043 13 0 165.00 043 13 0 164.00

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001. PREPARED FROM INFORMATION PROVIDED BY THE PARTIES.

WARRANTY DEED

For and in consideration of the sum of $1.00 (one dollar), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Webb Russell and Leeman Clark, Trustees of The Madison Missionary Baptist Church, Madison, Tennessee (the "Grantors"), by these presents do hereby transfer, grant, and convey unto The Association of Missionary Baptist Broadcasters, doing business as The Old Fashion Gospel Hour, a Tennessee unincorporated association (the "Grantee"), its successors and assigns, all of our right, title and interest in the following parcels of land situated in Davidson County, State of Tennessee, to wit:

Parcel No. 1:

Land in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 2, 3, and 4, Block "F" on the Plan of Forrest Park Subdivision at Madison, Tennessee, a Plan of which is of record in Book 843, Page 44, Register's Office for said County.

Said Lot No. 2 fronts 51 feet on the southerly side of Maple Street and extends back on its westerly line 206 feet and on its easterly line 216 feet to the northerly margin of Elm Street and measures 50 feet thereon.

Said Lot No. 3 fronts 51 feet on the southerly side of Maple Street and extends back 216 feet on its westerly line end on its easterly line 226 feet to the northerly margin of Elm Street and measures 50 feet thereon.

Said Lot No. 4 fronts 51 feet on the southerly side of Maple Street and extends back on its westerly line 226 feet and on its easterly line 236 feet to the northerly margin of Elm Street and measures 50 feet thereon.

Being all of the same property conveyed to the Trustees, and their successors in office, of the Madison Missionary Baptist Church, Madison, Tennessee, by deed dated January 26, 1962, from Ottis Hire and wife, Ercie Hire, of record in Book 3340, Page 279, Register's Office for Davidson County, Tennessee.

Property address: 214 Maple Street, Madison, TN 37115

Parcel No. 2:

Land in Davidson County, Tennessee, being part of Lot No. 1, Block F, on the plan of Forrest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County, and being further described according to a survey by Harvey Gee, Surveyor, April 25, 1950, as follows:

Beginning at the northeasterly corner of Lot No. 1, also being the intersection of Second Avenue and Maple Street as shown on said subdivision; thence with the southerly margin of Maple Street, north 82° 25' east 51.5 feet to a point; thence with dividing line between Lots Nos. 1 and 2, south 2° 45' west 153.6 feet to a point; thence north 16° 35' west 151.9 feet to the point of beginning.

Being all of the same property conveyed to the Trustees, and their successors in office, of the Madison Missionary Baptist Church, Madison, Tennessee, by deed dated March 9, 1966, from Cleora B. Howell

and William H. Howell, of record in Book 3995, Page 398, Register's Office for Davidson County, Tennessee.

Property address: 114 Maple Street, Madison, TN 37115

See Resolution of The Madison Missionary Baptist Church, Madison, Tennessee attached hereto and made a part hereof. See Affidavit attached hereto and made a part hereof.

"The Association of Missionary Baptist Broadcasters," "The Old Fashion Gospel Hour," and "The Old Fashioned Gospel Hour" are all one and the same association.

TO HAVE AND TO HOLD the above described tracts or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns, in fee simple forever.

Grantors covenant with the said Grantee that they are lawfully seized and possessed of the above described tracts or parcels of land in fee simple, that they have a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and property taxes for the current year and any subsequent years.

GRANTORS FURTHER COVENANT with the said Grantee and bind themselves, their successors, assigns and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said Grantee, its successors and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN TESTIMONY WHEREOF, GRANTORS have set their signatures, this the 17 day of February, 2014.

Webb A Russell
Webb Russell, Trustee of
The Madison Missionary Baptist Church, Madison, Tennessee

Leeman O Clark
Leeman Clark, Trustee of
The Madison Missionary Baptist Church, Madison, Tennessee

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said County and state, the within named Webb Russell, Trustee of The Madison Missionary Baptist Church, Madison, Tennessee, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal this the 17 day of February, 2014.

NOTARY PUBLIC
My commission expires:

My Commission Expires 12-19-2018

BRUCE N. OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said County and state, the within named Leeman Clark, Trustee of The Madison Missionary Baptist Church, Madison, Tennessee, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal this the 17 day of February, 2014.

BRUCE N. OLDHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires: 12-19-16

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00

Affiant

Subscribed and sworn to before me this
the 17 day of February, 2014.

NOTARY PUBLIC
My commission expires: 12/17/2016

BRUCE N. OLDHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RESOLUTION OF

THE MADISON MISSIONARY BAPTIST CHURCH, MADISON, TENNESSEE

WHEREAS, it is the desire of The Madison Missionary Baptist Church, Madison, Tennessee, (herein "Church") to give and convey certain land and improvements thereon located at 214 and 114 Maple Street, Madison, Tennessee (herein "Property") to The Association of Missionary Baptist Broadcasters, doing business as The Old Fashion Gospel Hour (herein "Grantee"); and

WHEREAS, it is necessary that Church authorize the execution and delivery of all documents necessary to accomplish and facilitate same; and

WHEREAS, the members of the Church adopted the following resolution that was recorded in the minutes of the meeting of the members of the Church held on January 12, 2014, as follows:

> "Motion made and 2nd that we give the Church property to the Old Fashioned Gospel Hour. Motion carried.
> Motion made and 2nd that Brother Webb contact the Old Fashioned Gospel Hour and see if they will accept our offer. Motion carried."

WHEREAS, the members of the Church adopted the following resolution that was recorded in the minutes of the meeting of the members of the Church held on February 9, 2014, as follows:

> "The next order of business was old business.
> Brother Webb reported that the Old Fashioned Gospel Hour stated that they would accept the offer of Church property.
>
> The next order of business was new business.
> Motion made and 2nd to give Brother Charles the authority to close all business transactions involving money and collect on all deposits. Motion carried.
> Motion made and 2nd to give Brother Daniel the authority to give every member a letter of recommendation with their name on it. Motion carried.
> Motion made and 2nd to authorize the trustees, Brother Leeman Clark and Brother Webb Russell, the authority to pass a good title and good deed to the Old Fashioned Gospel Hour. In the event that a good title cannot be obtained, further action will have to be taken by the Church.
> Brother Webb mentioned that it was never intended that the Church be closed immediately. Brother Webb said that his interpretation is that the motion to close the Church was the beginning of the closing process.
>
> Motion be made and 2nd that we rescind the action of closing the Church because of other business that needs to be transacted. Motion carried.
>
> Motion made and 2nd that the Church close at the end of the service on the 2nd Sunday in March.
> Motion amended to state that the Church will be dissolved at the end of this business meeting after the minutes are approved and that the Church will discontinue to meet. Brother Charles will have the authority to close out all business transactions. Brother Webb and Brother Leeman Clark will pass the title to the Old Fashioned Gospel Hour. Motion carried."

We, the undersigned, hereby affirm that we are duly appointed Trustees of the Church and are authorized to execute on behalf of the Church the Warranty Deed and all other documents necessary to pass good title to the Property to the Grantee as set forth herein.

We agree that an executed copy or other facsimile of this document shall serve as an original of this document.

Webb Russell, Trustee of
The Madison Missionary Baptist Church, Madison, Tennessee

Leeman Clark, Trustee of
The Madison Missionary Baptist Church, Madison, Tennessee

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, Webb Russell and Leeman Clark, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That we, Webb Russell and Leeman Clark, declare that we are the duly appointed and authorized Trustees of The Madison Missionary Baptist Church, Madison, Tennessee.

2. That we are a majority of the Trustees authorized to act on behalf of The Madison Missionary Baptist Church, Madison, Tennessee.

3. That we are authorized by the members of The Madison Missionary Baptist Church, Madison, Tennessee, to convey certain property located at 214 and 114 Maple Street, Madison, Tennessee, described as follows:

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4. That our authority as such Trustees has not been revoked or repealed in any manner.

5. That we are the only church officers required to sign the Warranty Deed in order to convey title in fee simple to the above-described property of the Church in accordance with Tennessee Code Annotated Section 66-2-203.

IN TESTIMONY WHEREOF, we hereunto subscribe our names this 17 day of February, 2014.

Webb Russell, Affiant

Leeman Clark, Affiant

Subscribed and sworn to before me this
the 17 day of February, 2014.

NOTARY PUBLIC
My commission expires: 12/9/2016

BRUCE N. OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY