BILL GARRETT, Davidson County
Trans:T20140031551 DEEDWARR
Recvd: 05/07/14 11:22 3 pgs
Fees:18.00 Taxes:962.00
20140507-0038946

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
PRIMERA ORGANIZACION INTERNACIONAL DE IGLESIAS EVANGELICAS APOSTOLES Y PROFETAS 214 Maple Street Madison, TN 37115	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.

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, unto The Association of Missionary Baptist Broadcasters, doing business as The Old Fashion Gospel Hour (the "Grantor"), by these presents does hereby transfer, grant, and convey unto PRIMERA ORGANIZACION INTERNACIONAL DE IGLESIAS EVANGELICAS APOSTOLES Y PROFETAS, a Texas nonprofit corporation (the "Grantee"), its successors and assigns, all of its 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.

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.

Parcels No. 1 and 2 above being all of the same property conveyed to The Association of Missionary Baptist Broadcasters, doing business as The Old Fashion Gospel Hour, a Tennessee unincorporated association by Warranty Deed dated February 17, 2014, from the Trustees of the Madison Missionary Baptist Church, Madison, Tennessee, of record in Insturment No. 20140401-0026645, Register's Office for Davidson County, Tennessee.

Property address: 114 Maple Street, Madison, TN 37115

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

Parcels No. 1 and 2 above being all of the same property conveyed to The Association of Missionary Baptist Broadcasters, doing business as The Old Fashion Gospel Hour, a Tennessee unincorporated association by Warranty Deed dated February 17, 2014, from the Trustees of the Madison Missionary Baptist Church, Madison, Tennessee, of record in Instrument No. 20140401-0026645, Register's Office for Davidson County, Tennessee.

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.

Grantor covenants with the said Grantee that it is lawfully seized and possessed of the above described tracts or parcels of land in fee simple, that it has 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.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its 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, GRANTOR has set its signature through its duly authorized member, this the 16th day of April, 2014.

The Association of Missionary Baptist Broadcasters, doing business as The Old Fashion Gospel Hour

By: Dean Dyer, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dean Dyer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of The Association of Missionary Baptist Broadcasters, doing business as The Old Fashion Gospel Hour, the within named bargainor, an unincorporated association, and that as such Member, being authorized so to do, caused to be executed the foregoing instrument for the purpose therein contained, by signing the name of the association, by Dean Dyer as such Member.

Witness my hand and seal, this the 16 day of April, 2014.

NOTARY PUBLIC
My commission expires: 12/19/2016

BRUCE N. OLDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me this
the 16 day of April, 2014.

NOTARY PUBLIC
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017