{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Bass Street Missionary Baptist Church	{New Owner	}05000008400 }
{3447 Brick Church Pike	{	}
{Nashville, TN 37207	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law,
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20140046773 DEEDWARR
Recvd: 07/01/14 12:16 3 pgs
Fees:18.00 Taxes:4440.00

20140701-0057682

14706

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Victory church of Nashville, Incorporated, a not-for-profit Tennessee corporation (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Bass Street Missionary Baptist Church (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land located in the 12th Civil District of Davidson County, Tennessee and described by survey and plat dated September 2, 1968, by Richard B. Omohundro, Engineer, as follows:

Beginning at a spike in the center of Brick Church Pike, said point being the Southwest corner of property owned by Howard Klooz, of record in Book 2046, Page 176, R.O.D.C., Tennessee, and also being the Northwest corner of the property herein described; thence with approximate fence line; South 85 deg. 32' East 1230.7 feet to a cedar post in fence line, Howard Klooz's Southeast corner; thence South 87 deg. 16' East 32.8 feet to an iron pin, Leonard Patton's Northwest corner; thence South 4 deg. 03' West with Patton and Jackson 300 feet to a point; thence North 85 deg. West along newly established line 1354.5 feet to a spike in the center of Brick Church Pike; thence with the center of said pike, North 26 deg. 01' East 100 feet, North 21 deg. 38' East 100 feet, and North 17 deg. 15' East 100 feet to the point of beginning and containing 8.76 acres, more or less.

The above described land is subject to an easement for ingress and egress for the Leonard Patton property, over the existing gravel road, extending from the Brick Church Pike along the Northerly boundary line and with a curve to the right to the Easterly boundary line. The above easement shall continue until there is a public road or street leading to the property of Leonard Patton at which time said easement shall cease.

The grantees in above deed agreed that if, the adjoining property owners or the local governing body desire to construct a road for public use and without control of access, a strip of land with a maximum width of sixty (60) feet lying parallel with and adjacent to the Easterly property line of the herein conveyed property, will be dedicated to the appropriate governing body for this purpose.

Being the same property conveyed to Victory Church of Nashville, Incorporated, a not-for-profit Tennessee corporation by Warranty Deed from Tennessee Baptist Children's Homes, Inc., a not-for-profit Tennessee corporation, recorded on the 27th day of March, 1998 in Deed Book 10857, Page 739, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 3447 Brick Church Pike, Nashville, Tennessee 37207.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. (a) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(b) any and all applicable governmental and/or zoning regulations; (c) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.
3. Easement set out in deed recorded in Book 10857, page 739, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $1,200,000.00
(
(Affiant
(Subscribed and sworn to before me
(this 30th day of June, 2014
(
(My Commission Expires: Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2017

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind, itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 30th day of June, 2014.

Victory Church of Nashville

By: _____
Kenneth H. Duprée, Pastor/President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Kenneth H. Dupree with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Pastor/President for Victory Church of Nashville and as such Pastor/President acknowledged that he is authorized to execute the foregoing instrument on behalf of Victory Church of Nashville, the within named bargainor, for Victory Church of Nashville, and that he as such Pastor/President, executed the foregoing instrument for the purpose therein contained, by signing the name of corporation by himself as President/Pastor.

Witness my hand and seal, at office in Nashville, Tennessee this 30th day of June, 2014.

Notary Public

My Commission Expires:

