WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062440 DEEDWARR
Recvd: 08/22/14 13:46 5 pgs
Fees:28.00 Taxes:555.00

20140822-0076844

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $150,000.00

Affiant

Subscribed and sworn to before me this 18th day of August 2014.

Notary Public
My Commission expires: (Affix Seal)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
STRAIT WORD CHURCH	NEW OWNER	043-16-0-028.00
108 Eagan Circle		043-16-0-027.00 043-16-0-029.00
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **UNION BUILDING CORPORATION, A MICHIGAN NONPROFIT CORPORATION**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **STRAIT WORD CHURCH, a Tennessee Non-Profit Corporation, and Horace E. Lanier, Jr.**, their successors, heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT 1:

BEING THE SOUTHERLY 15 FEET OF LOT 13 OF BLOCK A, ON THE REVISED PLAN OF MYATT-EAGAN SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A PIN IN THE SOUTHWESTERLY MARGIN OF LOT 13 THENCE RUNNING NORTH 15 FEET ON THE EASTERLY MARGIN OF EAGAN CIRCLE TO A PIN, THENCE RUNNING EAST 155.5 FEET, MORE OR LESS TO A PIN, THENCE RUNNING SOUTH 15 FEET TO A PIN, THENCE RUNNING WEST 158.3 FEET ALONG THE SOUTHERLY LINE OF LOT 13 TO THE POINT OF BEGINNING.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 BLOCK "A" ON THE REVISED PLAN OF THE MYATT EAGAN SUBDIVISION OF LOT NO. 8 AND THE WEST PART OF LOT NO. 9 OF THE ANDERSON ESTATES, AS OF RECORD IN BOOK 1424, PAGE 107, REGISTER'S OFFICE FOR SAID COUNTY AND MORE FULLY DESCRIBED IN THE DEED SET OUT, SAID LOT NO. 12 FRONTS 60 FEET ON THE EASTERLY SIDE OF EAGAN CIRCLE AND EXTENDS BACK 158.3 FEET ON THE NORTHERLY LINE AND 174.4 FEET ON THE SOUTHERLY LINE TO AN IRREGULARLY DEAD LINE MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LOCAL UNION 1832 U.A.W. BUILDING CORPORATION FROM WARREN GREER, J.T. HONEYCUTT DEAN HARRISON, ERNEST GREEN, JIM RIDDLE AND LAWTON DEROSSETT, TRUSTEES OF VICTORY MISSIONARY BAPTIST CHURCH BY WARRANTY DEED ON SEPTEMBER 19, 1985, OF RECORD IN BOOK 6664, PAGE 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER CONVEYED TO UNION BUILDING CORPORATION, A MICHIGAN NONPROFIT CORPORATION FROM LOCAL UNION 1832, U.A.W. BUILDING CORPORATION BY QUITCLAIM DEED ON JULY 14, 2011, OF RECORD IN INSTRUMENT NUMBER 20110720-0055683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11, BLOCK A, ON THE REVISED PLAN OF MYATT-EAGAN SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO UAW LOCAL 1832 FROM MELISSIE EARLENE CONRAD BUSH, TRUSTEE, BY WARRANTY DEED ON JUNE 7, 1985, OF RECORD IN BOOK 6581, PAGE 258, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. UAW LOCAL 1832 CEASED TO EXIST ON FEBRUARY 28, 2011, AND ALL REAL ESTATE ASSETS OF UAW LOCAL 1832 REVERTED TO THE UNION BUILDING CORPORATION, A MICHIGAN CORPORATION UNDER FORMER ARTICLE 36, SECTION 9 OF THE UAW CONSTITUTION, AS EVIDENCED BY THE AFFIDAVIT ATTACHED HERETO.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.

- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 107, Register's Office for Davidson County, Tennessee.

This is improved property known as: 104, 108 and 122 Eagan Circle, Madison, TN 37115.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 13, 2014.

UNION BUILDING CORPORATION, A MICHIGAN NONPROFIT CORPORATION

By: Dennis D. Williams
Its: President

By: Gary Castell
Its: Secretary-Treasurer

STATE OF Michigan

COUNTY OF Wayne

On this 13TH day of August, 2014, before me, appeared Dennis D Williams & Gary Castell, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President and Secretary-Treasurer of Union Building Corporation. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said President and Secretary-Treasurer acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Tonya L. Perry
NOTARY PUBLIC

My Commission Expires: 1/3/2020

TONYA L PERRY
Notary Public - Michigan
Wayne County
My Commission Expires Jan 3, 2020
Acting in the County of Wayne

Affidavit

I Gary Casteel, Secretary/Treasurer, respectively, of Union Building Corporation, a Michigan non-profit corporation ("UBC") and of the United Automobile, Aerospace and Agricultural Workers of America ("UAW"), being duly sworn, states:

1. This Affidavit is based upon personal knowledge and I can competently testify to the facts stated;

2. Under the former Constitution of the UAW, Article 36, Section 9 UBC is the owner of Parcel A described in the Chicago Title Insurance Company Commitment No. 14-0601, as set forth in the Article 36, Section 9 set forth below:

> **Article 36, Section 9.** If a Local Union disbands or if a Local Union goes out of existence by reason of cessation of production at the workplace over which it has jurisdiction, all of the funds, personal property and non-real property assets of the Local Union shall forthwith revert to and become the property and assets of the International Union. In that instance, if the Local Union or an affiliated nonprofit building corporation of the Local Union owns real property, the real property shall forthwith revert to and become the property of Union Building Corporation, a Michigan nonprofit corporation. If within one (1) year thereafter a new charter is issued to a Local Union with the same or similar jurisdiction, the International Executive Board shall, in order to aid such newly chartered Local Union in the commencement of its operations, make an appropriation to it in an amount not to exceed the value of such funds, property and assets.

3. Parcel A was originally conveyed to UAW Local 1832.

4. The Bylaws of UAW Local 1832 (attached) incorporate the Constitution of the UAW by reference;

5. UAW Local 1832 ceased to exist on or about 2/28, 2011, (the "Dissolution Date") and by operation of law, all real estate assets of UAW Local 1832 reverted to the UBC under former Article 36, Section 9 of the UAW Constitution as of that date;

6. UBC is the owner of real property described in the Commitment as Parcels B (Parcel A and Parcel B are referred to as the "Property") and are described on the Exhibit Attached to this Affidavit;

7. As of the Dissolution Date title to Parcel A vested in UBC.

8. This Affidavit is given to induce Chicago Title Insurance Company and it Agents Nashville Title Insurance Corporation and Rochelle, McCulloch & Aulds, PLLC to issue an owner's policy of title insurance; UBC will indemnify and hold harmless Chicago Title Insurance Company and it Agents Nashville Title Insurance Corporation and Rochelle, McCulloch & Aulds, PLLC against any loss or expense, including attorney fees, sustained because any statement in this affidavit is directly or indirectly asserted or alleged to be false or inaccurate.

Dated: August 11, 2014.

Union Building Corporation, a Michigan ~~nonprofit~~ corporation

By: Gary Casteel
Gary Casteel, Secretary/Treasurer

United Automobile, Aerospace and Agricultural Workers of America ("UAW")

By: Gary Casteel
Gary Casteel, Secretary/Treasurer

STATE OF MICHIGAN
COUNTY OF WAYNE

On this 11TH day of August, 2014, before me, a Notary Public in and for Wayne County, personally appeared Gary Casteel Secretary/Treasurer, respectively, of Union Building Corporation, a Michigan nonprofit corporation, and UAW to me known to be the person described in and who executed it and acknowledged it, on behalf of the corporation and UAW.

Sonya L. Perry
Notary Public

TONYA L PERRY
Notary Public - Michigan
Wayne County
My Commission Expires Jan 3, 2020
Acting in the County of Wayne

Drafted by & return to:
Gregory J. Gamalski, Esq.
Giarmarco, Mullins &Horton, PC
1101 West Big beaver Road, Suite 100
Troy, Michigan 48084
(248) 457-7000

EXHIBIT

LEGAL DESCRIPTION

PARCEL "A": 104 EAGAN CIRCLE, MADISON, TN 37115

Land in Davidson County, Tennessee, being Lot No. 11, Block A, on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, Page 107, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete and accurate description of said property.

Said Lot No. 11, Block A, fronts 75 feet on the easterly side of Eagan Circle and runs back 226 feet on the southerly line & 174.4 feet on the northerly line, to a dead line in the rear on which it measures 129.1 feet.

Being the same property conveyed to UAW Local 1832, by Warranty Deed from Melissie Earlene Conrad Bush, Trustee, dated June 7, 1985, and of record in Book 6581, Page 258, in the Register's Office for Davidson County, Tennessee.

PARCEL "B": 108 & 122 EAGAN CIRCLE, MADISON, TN 37115

Land in Davidson County, Tennessee:

Tract I:

Being the Southerly 15 feet of Lot 13 of Block A as shown on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, Page 107, in the Register's Office for Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at a pin in the southwesterly margin of Lot 13 thence running north 15 feet on the easterly margin of Eagan Circle to a pin, thence running east 155.5 feet, more or less to a pin, thence running south 15 feet to a pin, thence running west 158.3 feet along the southerly line of Lot 13 to the point of beginning.

Tract II:

Being Lot No. 12 of Block A as shown on the Revised Plan of the Myatt Eagan Subdivision of Lot No. 8 and the west part of Lot No. 9 of the Anderson Estates as of record in Book 1424, Page 107, in the Register's Office for Davidson County, to which plat specific reference is hereby made for a more complete and accurate description of said property. Said Lot No. 12 fronts 60 feet on the easterly side of Eagan Circle and extends back 158.3 feet on the northerly line and 174.4 feet on the southerly line to an irregularly dead line measuring 60 feet thereon.

Being the same property conveyed to UNION BUILDING CORPORATION by Quitclaim Deed from Local Union 1832, U.A.W. BUILDING CORPORATION, dated July 14, 2011, and of record in Instrument Number 20110720-0055683, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to LOCAL UNION 1832 U.A.W. BUILDING CORPORATION by Deed from Warren Greer, J.T. Honeycutt, Dean Harrison, Ernest Green, Jim Riddle, and Lawton Derossett, Trustees of Victory Missionary Baptist Church, dated September 19, 1985, and of record in Book 6664, Page 411, in the Register's Office for Davidson County, Tennessee.