AND I, PAUL GARRONE, DO FURTHER COVENANT AND BIND MYSELF HEIRS AND REPRESENTATIVES TO WARRANT AND FOREVER DEFEND THE TITLE THERETO, SUBJECT TO THE ABOVE EASEMENTS TO THE SAID THERESA GARRONE, HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY OR THROUGH ME.

WITNESS MY HAND THIS 8TH DAY OF AUGUST, 1946.

PAUL GARRONE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, NELL K. BLACK, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED PAUL GARRONE, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THIS 8TH DAY OF AUGUST, 1946.

(SEAL) NELL K. BLACK, NOTARY PUBLIC.

MY COMMISSION EXPIRES: 7-3-49
U.S..R.S.$1.10
RECD. AUGUST 17, 1946. AT 10;08 A.M.
A.C.

NUMBER 68363 RECORDED AUG. 19, 1946.

R. D. STANFORD JR. ET AL TO THE EXECUTIVE BOARD OF THE TENNESSEE BAPTIST CONVENTION

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TWENTY-THREE THOUSAND EIGHT HUNDRED & NO/100 ($123,800.00) DOLLARS, OF WHICH SIXTY-FIVE THOUSAND THREE HUNDRED & NO/100 ($65,300.00) DOLLARS HAS BEEN PAID IN CASH BY THE EXECUTIVE BOARD OF THE TENNESSEE BAPTIST CONVENTION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER, FIFTY-EIGHT THOUSAND FIVE HUNDRED & NO/100 ($58,500.00) DOLLARS, THE SAID THE EXECUTIVE BOARD OF THE TENNESSEE BAPTIST CONVENTION ASSUMES AND AGREES TO PAY THE BALANCE OF AN INDEBTEDNESS AMOUNTING TO FIFTY-EIGHT THOUSAND FIVE HUNDRED & NO/100 ($58,500.00) DOLLARS, AS OF AUGUST 15, 1946, SAID INDEBTEDNESS BEING EVIDENCED BY A NOTE DATED FEBRUARY 18, 1946, IN THE SUM OF SIXTY THOUSAND & NO/100 ($60,000.00) DOLLARS, PAYABLE TO THE PROVIDENT TRUST COMPANY IN INSTALLMENTS OF SEVEN HUNDRED FIFTY & NO/100 ($750.00) DOLLARS EACH, PAYABLE QUARTERLY, BEGINNING APRIL 1, 1946, WITH THE BALANCE OF THIRTY THOUSAND SEVEN HUNDRED FIFTY & NO/100 ($30,750.00) DOLLARS PAYABLE ON JANUARY 1, 1956. THE INDEBTEDNESS BEARS INTEREST AT THE RATE OF 4% PER ANNUM, PAYABLE QUARTERLY, BEGINNING APRIL 1, 1946. THE SAID INDEBTEDNESS, PRINCIPAL AND INTEREST, IS SECURED BY DEED OF TRUST, COVERING THE PROPERTY HEREINAFTER DESCRIBED, EXECUTED BY R. D. STANFORD, JR. AND OTHERS TO JAMES B. TURNER, TRUSTEE, OF RECORD IN BOOK 1231, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID DEED OF TRUST AND THE NOTE SECURED THEREBY HAVE BEEN ASSIGNED BY THE PROVIDENT TRUST COMPANY TO THE PROVIDENT MUTUAL LIFE INSURANCE COMPANY OF PHILADELPHIA BY AN INSTRUMENT DATED FEBRUARY 26, 1946, AND RECORDED IN BOOK 1183, PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WE, R. D. STANFORD JR., H. E. STANFORD AND W. H. CRISWELL HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID THE EXECUTIVE BOARD OF THE TENNESSEE BAPTIST CONVENTION, A TENNESSEE CORPORATION, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE 2ND WARD OF THE CITY OF NASHVILLE, DAVIDSON

COUNTY, TENNESSEE, BEING PART OF LOT NO. 152 ON THE ORIGINAL PLAN OF NASHVILLE, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY S. R. SANFORD, JR., SURVEYOR, FEBRUARY 16, 1946, AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF 8TH AVENUE, NORTH, AS WIDENED, AND COMMERCE STREET; THENCE WITH SAID AVENUE, SOUTHWARDLY 51 FEET 11 INCHES TO THE NORTHWEST CORNER OF THE SOBEL PROPERTY; THENCE WITH THE NORTHERLY LINE OF SAME, EASTWARDLY 152 FEET 7 INCHES, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 52 FEET 5½ INCHES TO THE SOUTHERLY MARGIN OF COMMERCE STREET; THENCE WITH SAID STREET, WESTWARDLY 152 FEET 7 INCHES TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO R. D. STANFORD JR., H. E. STANFORD AND W. H. CRISWELL BY DEED FROM SOUTHERN BEER COMPANY, OF RECORD IN BOOK 1300, PAGE 570, REGISTER'S OFFICE FOR SAID COUNTY.

THE ABOVE DESCRIBED LAND IS CONVEYED HEREIN SUBJECT TO ALL OUTSTANDING LEASES AND OCCUPANCIES, WHICH LEASES HAVE BEEN EXHIBITED TO THE CONVEYEES AND ARE HEREBY ASSIGNED TO THEM; IT IS ALSO CONVEYED SUBJECT TO ALL TAXES FOR THE YEAR 1946, WHICH HAVE BEEN PRO RATED AND SETTLED BETWEEN THE PARTIES HERETO. SAID TAXES ARE EXPRESSLY ASSUMED BY THE CONVEYEES.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID THE EXECUTIVE BOARD OF THE TENNESSEE BAPTIST CONVENTION, ITS SUCCESSORS AND ASSIGNS, FOREVER.

AND WE DO COVENANT WITH THE SAID THE EXECUTIVE BOARD OF THE TENNESSEE BAPTIST CONVENTION THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE; HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, EXCEPT BY THE SAID LEASES AND OCCUPANCIES, ALL 1946 TAXES, AND THE INDEBTEDNESS SECURED BY DEED OF TRUST OF RECORD IN BOOK 1231, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALL OF WHICH ARE ASSUMED BY THE CONVEYEES.

AND WE, R. D. STANFORD JR., H. E. STANFORD AND W. H. CRISWELL, DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID THE EXECUTIVE BOARD OF THE TENNESSEE BAPTIST CONVENTION, ITS SUCCESSORS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS THE 15TH DAY OF AUGUST 1946

R. D. STANFORD JR.
H. E. STANFORD
W. H. CRISWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, B. T. WRIGHT, A NOTARY PUBLIC IN AND FOR SAID COUNTY, AND STATE, THE WITHIN NAMED R. D. STANFORD, JR., H. E. STANFORD, AND W. H. CRISWELL, THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS THE 15TH DAY OF AUGUST, 1946.

(SEAL) B. T. WRIGHT NOTARY PUBLIC

COMMISSION EXPIRES: NOV. 6, 1949
U.S.R.S.$136.40
REC'D AUG. 17, 1946 AT 11:08 A.M.
EK