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The Tennessee Property Company, a Tennessee corporation, has bargained and sold, and by these presents does hereby transfer and convey, subject, however, to the conditions hereinafter set forth, unto The Sunday School Board of the Southern Baptist Convention, a Tennessee corporation, its successors and assigns, a certain lot or parcel of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning in the south margin of Commerce, formerly Payne Street, at the northeast corner of a lot of land conveyed to Edwin Warner by deed from Luke Lea dated September 15,1924, and of record in Book 647, page 587, Register's Office for said County, said point of beginning being 143 feet eastwardly from the southeast corner of Tenth Avenue North, and Commerce Street, and running thence in an easterly direction with the southerly margin of Commerce Street, 43 feet to the northwesterly corner of a building; thence with the west wall of said building in a southerly direction, 101 feet, more or less, to the north line of a lot owned by The Nashville, Chattanooga & St.Louis Railway, known as the Foster lot; thence in a westerly direction with the north line of said lot, 43 feet to the southeasterly corner of said lot sold by Luke Lea to Edwin Warner above referred to; thence with the easterly boundary line of said lot in a northerly direction, 101 feet, more or less, to the beginning, and being the same property conveyed to the Grantor herein by Luke Lea and wife, Percie Warner Lea, by deed dated August 24,1925, recorded in Book 675, page 610, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the condition that The Tennessee Property Company shall retain possession of the above-described property so long as the same is needed by The Nashville, Chattanooga & St.Louis Railway, or Nashville Terminals as a parking lot for employees and officers, but in no event later than December 31st 1959.

The consideration for this conveyance is the payment by the Vendee to the Vendor of One thousand dollars($1,000.00)cash, receipt of which is hereby acknowledged, and the agreement of the Vendee to pay Vendor or its assigns, the further sum of Nineteen thousand dollars($19,000.00) upon the surrender of possession of the said lot or parcel of land to it on or before December 31st 1959. The said deferred portion of the purchase money, $19,000.00, is evidenced by the promissory note of even date herewith for that amount, payable on or before December 31st 1959, with interest after maturity, to the order of The Tennessee Property Company by The Sunday School Board of the Southern Baptist Convention, for the payment of which note and accrued interest an express lien is hereby retained on the said lot or parcel of land hereinabove described.

TO HAVE AND TO HOLD the said lot or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said The Sunday School Board of the Southern Baptist Convention, its successors and assigns, forever, subject to the conditions herein stated. And The Tennessee Property Company does covenant with the said The Sunday School Board of the Southern Baptist Convention that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unincumbered. And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said The Sunday School Board of the Southern Baptist Convention, its successors and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, The Tennessee Property Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this 27th day of February, 1956.

ATTEST:

A. L. Strausman
Secretary

THE TENNESSEE PROPERTY COMPANY

By S. D. Dow
Vice-President

STATE OF TENNESSEE,
COUNTY OF DAVIDSON:

Before me, Sadye L.Strausman, a Notary Public, in and for

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