AE:em
11-21-64

BOOK 3855 PAGE 412

LAW OFFICES
BAILEY, EWING, DALE & BAILEY
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201

Send tax bills to The Downtown Presbyterian Church, 154 Fifth Ave. N. Nashville Tenn

Map 93-6-1
Par. 85

Map 104-4 / Map 117-7
Par. 155 / Par. 52

M. O.

DEED IN TRUST

WHEREAS, by deed of record in Book 2452, page 181, Register's Office for Davidson County, Tennessee, T. H. Mitchell, William J. Wade, C. H. Hutton, Henry W. Boyd, and Louis J. Allen, in their capacities as Trustees of the First Presbyterian Church, of Nashville, Tennessee, conveyed to Mrs. Mary Thompson Orr, Mrs. Elizabeth Nichol Spicer, C. W. Kempkau, Henry S. Sawrie, and Alton D. Wade, Trustees of The Downtown Presbyterian Church, of Nashville, Tennessee, a certain tract of land as described in said deed; and

WHEREAS, by deed of record in Book 2591, page 466, Register's Office for Davidson County, Tennessee, A. N. Friedman and wife, Jennie S. Friedman, conveyed to C. W. Kempkau, Mary T. Orr, Elizabeth N. Spicer, Alton D. Wade and Jesse E. Wills, as Trustees of The Downtown Presbyterian Church, of Nashville, Tennessee, a certain tract of land as described therein, together with certain articles of personal property as further described in said deed; and

WHEREAS, by her Last Will and Testament, of record in Will Book 71, page 105, in the Office of the County Court Clerk of Davidson County, Tennessee, at Nashville, Mrs. Joe B. (Daisie P.) Bates devised to The Downtown Presbyterian Church, of Nashville, Tennessee, certain real estate as therein described, being known as No. 1105 Sixteenth Avenue, South, Nashville, Tennessee; and

WHEREAS, Henry S. Sawrie, one of the Grantees as named in the said deed of record in Book 2452, page 181, Register's Office for Davidson County, Tennessee, subsequently died, and in his place and stead Jesse E. Wills was elected as his successor at a meeting of the congregation of The Downtown Presbyterian Church, of Nashville, Tennessee, which meeting was duly and legally called and held on the 22nd day of April 1956, at which a quorum was

present; and

WHEREAS, subsequently Alton D. Wade, one of the Grantees as named in said deed of record in Book 2591, page 466, Register's Office for Davidson County, Tennessee, subsequently died and in his place and stead Alfred T. Adams was elected as his successor, at a meeting of the congregation of The Downtown Presbyterian Church, of Nashville, Tennessee, which was duly and legally called and held on the 19th day of November, 1964, at which a quorum was present; and

WHEREAS, Alfred T. Adams, C. W. Kempkau, Mary T. Orr, Elizabeth N. Spicer, and Jesse E. Wills, are presently the duly constituted and acting Trustees holding title to all of the real property of the said The Downtown Presbyterian Church, of Nashville; and

WHEREAS, by resolutions duly adopted at a meeting of the congregation of The Downtown Presbyterian Church, of Nashville, which meeting was duly called and legally held on the 19th day of November, 1964, at which a quorum was present, the officers of said Church were authorized and directed to cause a corporation to be organized under the laws of Tennessee relating to the organization of general welfare corporations, said corporation to be known as THE DOWNTOWN PRESBYTERIAN CHURCH OF NASHVILLE, and further authorizing and directing the presently constituted and acting Trustees of the said Church to convey to the said corporation, THE DOWNTOWN PRESBYTERIAN CHURCH OF NASHVILLE, the legal title to all properties then vested in the names of said Trustees, to the end that complete title to all of the property of the said The Downtown Presbyterian Church, of Nashville, Tennessee, shall be vested in said corporation.

NOW, THEREFORE, in consideration of the premises, and for the sole purpose of vesting in said THE DOWNTOWN PRESBYTERIAN CHURCH OF NASHVILLE, title to the properties hereinafter described, for the sole use and benefit of the congregation of The Downtown Presbyterian Church, of Nashville, Tennessee, we the undersigned, Alfred T. Adams, C. W. Kempkau, Mary T. Orr, Elizabeth N. Spicer, and Jesse

E. Wills, in our capacities as Trustees of the Downtown Presbyterian Church, of Nashville, Tennessee, hereby transfer and convey unto THE DOWNTOWN PRESBYTERIAN CHURCH OF NASHVILLE, a general welfare corporation, chartered under the laws of Tennessee, its successors and assigns, certain real estate described as follows:

TRACT NO. 1:

Land in Davidson County, Tennessee, being part of Lot No. 78 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the southerly margin of Church Street, the northwest corner of the property conveyed to the Cain-Sloan Company by deed from the Crescent Amusement Company, of record in Book 1732, page 311, Register's Office for said County; thence from said corner and with the westerly line as fixed in said deed, southwardly 140 feet; thence with their southerly line, eastwardly 28 feet, more or less, to the westerly line of the property conveyed to the Crescent Amusement Company by deed from the Nashville Trust Company, of record in Book 1290, page 183, said Register's Office; thence with their line, southwardly 53 feet 9 inches; thence westwardly 2 feet 1 inch; thence southwardly 44 feet 5 inches, more or less, to the northerly margin of an alley; thence with said alley, westwardly 128 feet 10-1/8 inches to the easterly margin of 5th Avenue North; thence with said Avenue northwardly 238 feet ¼ inch, more or less, to the southerly margin of Church Street; thence with said Street, eastwardly 102 feet 10-1/8 inches, more or less, to the beginning.

The westerly part of said property was conveyed to Robert Smiley, et al, Trustees of the Nashville Presbyterian Church, by deed from Randal McGavock, of record in Book "Q", page 722, and the easterly part of said property was conveyed to Nathan Cross, et al, Trustees of the First Presbyterian Church of Nashville, by deed from John T. Edgar, et al, of record in Book 16, page 491, Register's Office for said County.

And being the same property which was conveyed to Mrs. Mary T. Orr, Elizabeth Nichol Spicer, C. W. Kempkau, Henry S. Sawrie, and Alton D. Wade, Trustees of The Downtown Presbyterian Church, of Nashville, Tennessee, by deed of T. H, Mitchell, William J. Wade, C. H. Hutton, Henry W. Boyd and Louis J. Allen, Trustees of the First Presbyterian Church, of Nashville, Tennessee, of record in Book 2452, page 181, Register's Office of Davidson County, Tennessee.

The above described property is conveyed expressly subject to the agreement entered into by and between the Trustees of The Downtown Presbyterian Church and The Cain-Sloan Company, which is of record in Book 2902, page 328, Register's Office for said County; and the said property is further expressly subject to all the terms, conditions and restrictions as set forth in said deed of record in Book 2452, page 181, supra, which by reference is made a part of this conveyance as fully as if copied herein.

TRACT NO. 2:

A tract or parcel of land in Davidson County, Tennessee, being a part of Lot No. 14 on the Plan of A. B. Montgomery Lands, of record in Book 1, page 22, of the Chancery Court at Nashville, and described as follows:

Beginning at a point in the north margin of Stokes Lane, 1555 feet, more or less, westerly from the westerly margin of Brightwood Avenue, as shown on the plan of Belmont Terrace Annex, No. 2, of record in Book 421, page 182, Register's Office for said County, said point being the southeast corner of the property conveyed to W. L. Whittaker and wife, by deed from Walter Stokes and wife, of record in Book 737, page 547, said Register's Office; thence northwardly with Whittaker's easterly line 206 feet; more or less, to a point, W.L. Whittaker's northeast corner; thence in an easterly direction 150 feet to a point; thence southwardly and parallel with Whittaker's easterly line 206 feet to a point in the north margin of Stokes Lane; thence westwardly with the north margin of Stokes Lane 150 feet to the point of beginning.

Being the same property conveyed to A.N. Friedman and wife, Jennie S. Friedman, by deed of Russell L. Parham and wife, Frances E. Parham, of record in Book 1510, page 499, said Register's Office.

And being the same property conveyed to C. W. Kempkau, Mary T.Orr, Elizabeth N. Spicer, Alton D. Wade and Jesse E. Wills, as Trustees of The Downtown Presbyterian Church, of Nashville, Tennessee, by deed of A. N. Friedman and wife, of record inBook 2591, page 466, Register's Office for Davidson County, Tennessee.

This conveyance also includes the following:

All rugs or carpets, and draperies, presently in living room, dining room, hall, stairway and den, and upper hall; the mirror over the fireplace in the living room, three (3) window-type air conditioning units in the upstairs bedrooms; refrigerator and snack bar in play room; electric dish washer and garbage disposal unit in kitchen sink; seat pads in the play room, awnings and porch shades (presently stored in the garage) and any window screens not presently installed in place; all Venetian blinds and window shades; also any extra garbage containers for use with the underground garbage containers.

TRACT NO. 3:

A tract of land in Davidson County, Tennessee, being Lot No. 11 in the subdivision of Lot No. 16 in the O. B. Hayes plan of large lots, a plan of which subdivision is recorded in Book No. 161, page 86, in the Register's Office of said County. Said Lot No. 11 fronts 50 feet on the westerly side of Belmont Avenue or 16th Avenue, South, in the City of Nashville, Tennessee, and extends back westwardly between parallel lines 150.8 feet on its northerly line and 151.1 feet on its southerly line to an alley in the rear, and being the property which was conveyed to Mrs. Sue E. Price and Daisie B. Bates, by deed of Lewis T. Baxter, et ux, of record in Book 374, page 365, Register's Office for Davidson County,Tennessee;

and the said Sue E. Price having died intestate in or about the month of June, 1925, survived only by her daughter, Daisie B. Bates, and being the same property which was devised to The Downtown Presbyterian Church, of Nashville, Tennessee, by the will of Daisie P. Bates, of record in Will Book 71, page 105, in the office of the County Court Clerk of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts of land and personal property, together with all improvements thereon, and all appurtenances, estates, titles and interests thereunto belonging, unto the said THE DOWNTOWN PRESBYTERIAN CHURCH OF NASHVILLE, its successors and assigns forever.

And we, the undersigned, covenant with the said Grantee, its successors and assigns, that we are lawfully seized and possessed of said property and have a good and lawful right to convey the same, and that it is free from any liens or encumbrances, excepting only the indebtedness secured by a certain deed of trust of record in Book 3545, page 365, Register's Office for Davidson County, Tennessee, respecting Tract No. 1, as described above; and Grantee, by acceptance of this conveyance expressly assumes the payment of said indebtedness and the performance of all the obligations as set forth therein. And we the undersigned further covenant and bind ourselves, our successors and representatives, to warrant and defend the title to the said property herein conveyed against the lawful claims and demands of all persons whomsoever.

It is expressly understood and agreed, however, that all the covenants of the undersigned are made in our official capacities as representatives and/or Trustees of The Downtown Presbyterian Church, of Nashville, Tennessee, pursuant to authority granted as hereinabove set forth, and the covenants herein made shall not be construed as covenants binding the undersigned as individuals.

IN WITNESS WHEREOF, we have hereunto set our hands, this

2nd day of December, 1964. BOOK 3855 PAGE 417

Alfred T. Adams

C. W. Kempkau

Mrs. Mary Compton Orr
Mary C. Orr

Mrs. Elizabeth Reidel Spicer
Elizabeth N. Spicer

Jesse E. Wills

TRUSTEES OF THE DOWNTOWN
PRESBYTERIAN CHURCH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Martha B. Howell a Notary Public in and for the said County and State, the within named Alfred T. Adams and Jesse E. Wills, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained, as two of said Trustees.

Witness my hand and official seal at Nashville, Tennessee, this 2d day of December, 1964.

My Comm. expires: January 29, 1968

Martha B. Howell
Notary Public

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this
Document Unsatisfactory When Received.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, T. Ross Cheshire, Jr. a Notary Public in and for the said County and State, the within named C. W. Kempkau Mrs. Elizabeth Reidel Spicer the within named bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained, as two of said Trustees.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 1964.

My Comm. expires: [illegible]

T. Ross Cheshire, Jr.
Notary Public

RECORDER'S M...
...bility of Writing, Typing or Printing in ...
...ocument Unsatisfactory When Received.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Ross Cheshire, Jr. a Notary Public in and for said County and State, Mrs. Mary Thompson Cr. Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that She executed the foregoing instrument for the purposes therein contained, as one of said Trustees.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 1964.

J. Ross Cheshire Jr.
Notary Public

My Comm. expires: 2-1-65

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____ a Notary Public in and for said County and State _____, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the foregoing instrument for the purposes therein contained, as one of said Trustees.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 1964.

_____
Notary Public

My Comm. expires: _____

BOOK 3855 PAGE 419

DEED IN TRUST

Alfred T. Adams, C. W. Kempkau, Mary T. Orr, Elizabeth N. Spicer, and Jesse E. Wills

to

THE DOWNTOWN PRESBYTERIAN CHURCH OF NASHVILLE

- - - - -

66945

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 29 12 00 PM '65

NOTE BOOK 110 PAGE 835

RECORDING FEE $ 3.25

DEP. REG. M

STATE TAX $ 2.25
PROBATE .50
TOTAL $ 2.75

JAN 29 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 29 1965
CT

LAW OFFICES
BAILEY, EWING, DALE & BAILEY
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201