This instrument was prepared by CHARLES H. WARFIELD, WARFIELD, ENTREKIN & JONES, Third National Bank Building, Nashville, Tenn.37219.

WARRANTY DEED

BOOK 4370 PAGE 451

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nashville-Franklin District Board of Trustees of the Tennessee Conference of the United Methodist Church (NAME)	(NAME)	Map. 145-13
306 Gay Street (STREET ADDRESS OR ROUTE NUMBER)	SAME AS NEW OWNER (STREET ADDRESS)	Par. 24
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)----------*Dollars,*
cash in hand paid by NASHVILLE-FRANKLIN DISTRICT BOARD OF TRUSTEES OF THE TENNESSEE CONFERENCE OF THE UNITED METHODIST CHURCH, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, JOHN B. RICHMOND and wife, MARY R. RICHMOND,

have this day bargained and sold, and do hereby transfer and convey unto the said NASHVILLE-FRANKLIN DISTRICT BOARD OF TRUSTEES OF THE TENNESSEE CONFERENCE OF THE UNITED METHODIST CHURCH,

their *(successors), and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Tyne Valley Estates, Section 9, as of record in Book 3700, page 65, Register's Office for said County.

SAID Lot No. 157 fronts 265.0 feet on the westerly side of General Forrest Court and extends back 600.3 feet on the northerly line and 505.9 feet on the southerly line to a dead line measuring 278.80 feet thereon.

BEING the same property conveyed to John B. Richmond and wife, Mary R. Richmond, by deed from Haury & Smith Contractors, Inc., of record in Book 4248, page 466, Register's Office for said County.

THIS CONVEYANCE is subject to a 10-foot public utility and drainage easement, utility anchor easements and conditions of owners certificate as shown on plan of record in Book 3700, page 65, Register's Office for Davidson County, Tennessee, and to restrictions of record in Book 1760, page 317,said Register's Office, which state as follows: "That the property hereinabove conveyed is not to be used for any other than residential purposes, and that no building or structure may be erected thereon for use as a church or other religious institution, for a period of fifty years from date hereof."; and subject also to restrictions of record in Book 4016, page 632, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,500.00

Subscribed and sworn to before me, this the 6 day of October 19 69.

Affiant

My commission expires: 14 Oct 1971 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 5317 (House Number) General Forrest Court (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said NASHVILLE-FRANKLIN DISTRICT BOARD OF TRUSTEES OF THE TENNESSEE CONFERENCE OF THE UNITED METHODIST CHURCH, its *(successors),* ~~heirs~~ and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for current taxes and as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* NASHVILLE-FRANKLIN DISTRICT BOARD OF TRUSTEES OF THE TENNESSEE CONFERENCE OF THE UNITED METHODIST CHURCH, its *(successors), and assigns, against the lawful claims of all persons.*

Witness our hand s this 6th day of October, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John B. Richmond
JOHN B. RICHMOND

Mary R. Richmond
MARY R. RICHMOND

BOOK 4370 PAGE 455

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, CALVIN L. LEHEW, *a Notary Public in and for said County and State,* John B. Richmond and wife, Mary R. Richmond

the within named 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* 6th *day of* October, *19*69.

Commission expires 18 Oct. 1971 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM
John B. Richmond et ux
TO:
Nashville-Franklin District Bd.
of Trustees of the Tennessee
Conference of the United Methodist
Church

Box

File: Security Fed. box.

A 56552

IDENTIF. REFERENCE

OCT 7 3 42 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-7 69	CONV	52,500.00			
OCT-7 69	S'TAX		A*	136.50	
OCT-7 69	PR'FEE		A*	.50	
OCT-7 69	W'DEED		A*	3.00	* 140.00

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.--S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE