4444

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Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
The Nat'l Life & Ins. Co. (Name)	Same (Name)	Map 93-5
National Life Center (Street Address)	Same (Address)	Par. 141-142-
Nashville, Tennessee 37203 (City) (State) (Zip Code)	Same (City) (State)	143 PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixteen Thousand and no/100 ------($316,000.00)-----Dollars cash in hand paid, the receipt of which is hereby acknowledged, I, Clinton E. Jones, Chairman of the Trustee Board of First Baptist Church, Capitol Hill, formerly known as First Colored Baptist Church of Nashville, Tennessee and also known as First Baptist Church, 8th Avenue North, being authorized by resolution of the membership of said church so to do, have this day bargained and sold and do hereby transfer and convey unto the said The National Life and Accident Insurance Company, the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee described as follows to wit:

Three tracts of land in Davidson County, Tennessee, described as follows:
TRACT I: Being part of Lot No. 158 on the Original Plan of Nashville, not of record, and described as follows:
Said part of said lot fronts 50 feet on the westerly side of 8th Avenue formerly Spruce Street, and runs back between parallel lines 180.90 feet to an alley.
Being the same property conveyed to Trustees of First Colored Baptist Church of Nashville, Tennessee, by deed from Jno. Q. Holt and wife, as of record in Book 203, page 356, said Register's Office.
TRACT II: Being Lot No. 3 on the Plan of the Real Estate of Samuel Watkins, deceased, in the City of Nashville, a plan of which is of record in Book 57, page 14, Register's Office for said County.
Said Lot No. 3 fronts 40 feet on the westerly side of Eighth Avenue North formerly Spruce Street, and runs back between parallel lines, 180.90 feet to Ninth Avenue North, formerly McLemore Street.
Being the same property conveyed to Trustees of First Baptist Church, Eighth Avenue North by deed from Mary Regan Green and husband, as of record in Book 2809, page 214, said Register's Office.
TRACT III: Being Parcel N, in the Capitol Hill Redevelopment Project, as of record in Book 2663, pages 120 and 121, Register's Office for said County, and described as follows:
BEGINNING at the southerly end of a curve at the southwest corner of Charlotte Avenue 8th Avenue North; thence, with the westerly line of 8th Avenue North, south 270 28' east 60.39 feet to the southeast corner of Parcel N., same being the northeast corner of the property of Mary R. Green; thence with the southerly line of Parcel N, same being the northerly line of the property of Mary R. Green, South 62° 33' west, 180.9 feet to the southwest corner of Parcel N, same being the northwest corner of the property of Mary R. Green, thence, northwardly with a curve to the right having a radius of 20 feet and a central angle of 30° 51', a distance of 10.77 feet to the end of the curve; thence North 27 18' west 51.05 feet to a point on the southerly line of Charlotte Avenue, the northwest corner of Parcel N; thence with the southerly line of said Avenue, North 62 15' East 162. 99 feet to the beginning of a curve at the

(This instrument was prepared by:
Coyness L. Ennix, Attorney
305½ Charlotte Avenue
Nashville, Tennessee 37201)

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southwest corner of Charlotte Avenue and 8th Avenue North; thence eastwardly and southerly with a curve to the right having a radius of 12 feet and a central angle of 90 17' a distance of 18.91 feet to the end of the curve, the point of beginning.
Being the same property conveyed to TRUSTEES OF THE FIRST BAPTIST CHURCH EIGHTH AVENUE NORTH, by deed from Murphree Realty Company, as of record in Book 3853, page 385; said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $316,900.00

Subscribed and sworn to before me, this the 11th day of September, 1970.

Affiant

My Commission Expires February 24, 1974

My Commission Expires 24, 1974

Notary Public

(This is improved property, known as 319 8th Avenue North, Nashville, Tennessee)

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said The National Life and Accident Insurance Company, its successors and assigns, forever.

And I, as the Chairman of the Trustee Board, of said church and on behalf of said church, do covenant with the said The National Life and Accident Insurance Company, that I am lawfully seized and possissed of said parcels of land in fee simple, have a good right to convey it, and the same is unemcumbered except certain easements, restrictions and covenants of record on said parcel no. 3.

And I, as Chairman of the Trustee Board, of said church and on behalf of said church in said capacity, do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to said tracts or parcels of land to the said The National Life and Accident Insurance Company, its successors and assigns, against the lawful claims of all persons whomsoever.

Executed this 11 day of September, 1970.

FIRST BAPTIST CHURCH, CAPITOL HILL,

By Clinton E. Jones

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Coyness L. Ennix, a Notary Public in and for said state and county, the within named, Clinton E. Jones, Chairman of the Trustee Board of First Baptist Church, Capitol Hill, and on its behalf, 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, Tennessee, this 11th day of September, 1970.

Coyness L. Ennix
Notary Public

My Commission Expires:
May 3, 1971

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WARRANTY DEED

FROM

CLIFFORD E. JONES, GRANTOR
ARTHUR ROAD, NASHVILLE, TENN.
CAPITOL HILL

TO

THE NATIONAL LIFE AND ACCIDENT
INSURANCE COMPANY

IDENTIF. REFERENCE

Sep 11 2 54 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 11 70	CONV	90,000.00		
SEP 11 70	CONV	90,000.00		
SEP 11 70	CONV	90,000.00		
SEP 11 70	CONV	46,000.00		
SEP 11 70	S'TAX		A* 821.60	
SEP 11 70	PR'FEE		A* .50	
SEP 11 70	W'DEED		A* 3.00	* 825.10

Thomas L. Hardy, Attorney
3021 Charlotte Avenue