Form No. WD-3

FROM

Luther E. Smith, Sr., etux

TO

Grace Church of the Nazarene

For draftsman's use

BOOK 4668 PAGE 483

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Church of the Nazarene (NAME)	New Owner (NAME)	Map 62-17
Pennington Bend Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 62-17.1
		3D-51950
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	3D-52900

(FOR REGISTER'S USE)

PREPARED BY:
Tom G. Coleman, Jr.
Attorney at Law
1623 Parkway Towers
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$135,000.00 Ernie Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 1976

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept 12, 1978

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- **DOLLARS**

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Luther E. Smith, Sr., and wife, Celia V. Smith have bargained and sold, and by these presents do transfer and convey unto the said Grace Church of the Nazarene its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:
A parcel of land situated in the Third Civil District of Davidson County, Tennessee, and described according to the survey of John D. Kerr, County Surveyor for Rutherford County, Tennessee, on March 22-28, 1960, as follows:

Beginning on a 36 inch hackberry tree at the southeast corner of the original A. J. Linx tract, elbow corner of the Rudy farm, and the southeast corner of this tract, running thence with the fence line North 84 degrees 30 minutes West 871 feet to an iron pipe in fence line 317 feet eastward of an iron pipe southeast of a large pond, a southeast corner of the James E. Gleaves tract, the southwest corner of this tract; thence North 2 degrees 27 minutes East passing West of concrete pump and well house 658.5 feet to an iron pipe North of a 12 inch forked elm tree on the south margin line of a 30 foot width easement to Pennington Bend Road; thence with South margin line fence of said 30 foot easement South 85 degrees 03 minutes East passing an iron pipe at 68 feet, a southeastern corner of the Gleaves tract, and continuing on with the South margin line fence of 30 foot easement in all a distance of 865.3 feet to an iron pin on south side of easement, the northeast corner of this tract; thence with fence line South 2 degrees West 650.5 feet to the point of beginning, containing 13.04 acres.

INCLUDED in the above description but excluded from this conveyance is the following described parcels of land.

A parcel of land conveyed to Davidson County, Tennessee, by deed of record in Book 3533, Page 67, Register's Office for Davidson County, Tennessee:
BEGINNING at a point in the most westerly property line of the Smith's lands 166 feet, more or less, from Smith's most southwest corner; thence North 2 degrees 27 minutes East along Smith's most westerly property line 320 feet, more or less, to a point where Smith's most westerly property line intersects

with the northerly right of way line of Briley Parkway; thence South 35 degrees 13 minutes along the North right of way line of Briley Parkway 670 feet; more or less, to a point in the south property line of the Smiths lands, thence North 84 degrees 30 minutes West along Smiths south property line 300 feet, more or less, to a point where the south right of way line of a frontage road intersects same; thence northwesterly along the south right of way line of said frontage road the same being 75 feet south of, parallel to and 75 feet from the south right of way line of Briley Parkway 230 feet, more or less, to the point of beginning, and containing 2.06 acres, more or less. Part of the excluded property, the same being the north and south right of way lines of Briley Parkway as shown on the Plans on file of record in the office of the Davidson County Highway Department as having controlled access and all rights of ingress and egress to, from and across the same, to and from abutting lands.

TRACT 2:
LAND in the Third Civil District of Davidson County, Tennessee, according to a survey of John D. Kerr, dated March 22-28, 1960, and described as follows:

BEGINNING at an iron pipe in the northerly margin of a 30 foot easement road and being 30 feet across the easement road North 2 degrees East from the northeast corner of Tract 1; thence from the point of beginning North 85 degrees 03 minutes West with the northerly margin of the 30-foot easement road, 769.7 feet to an iron pipe; thence North 6 degrees 27 minutes East 435.6 feet to a point; thence South 78 degrees 30 minutes East 769.7 feet to a point; thence South 2 degrees West 364 feet to the point of beginning.

Being part of the same property conveyed to Luther E. Smith Sr., and wife, Celia V. Smith, by deed from Life and Casualty Company of Tennessee, of record in Book 2342, Page 374, Register's Office for Davidson County, Tennessee. *(Continued, page 3)

This is unimproved / improved (X) property, known as 2625 Pennington Bend Rd Nashville Tenn 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grace Church of the Nazarene its heirs and assigns, forever.

And we do covenant with the said Grace Church of the Nazarene 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.

And we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grace Church of the Nazarene its heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 21st day of December, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Luther E Smith Jr.

Celia V Smith

*Continued from page 2.

This instrument is made subject to a power line easement of record in Book 2090, Page 384, Register's Office for Davidson County, Tennessee, and an easement to Metropolitan Government acting by and through the Electric Power Board of record in Book 3930, Page 503, Register's Office for Davidson County, Tennessee. This instrument is also made subject to a parcel of land conveyed to Davidson County, Tennessee, for use on Briley Parkway of record in Book 3533, Page 67, Register's Office for said County, and a thirty foot easement granted James E. Gleaves and wife, by instrument of record in Book 3035, Page 491, said Register's Office, for right of ingress and egress to Pennington Bend Road, extending from the property conveyed to Gleaves and shown on the survey of John D. Kerr, dated March 22, and March 28, 1960, as lying between a 7.139 acre tract and a 13.04 acre tract for a distance of 797.3 feet, and this instrument is made subject to lack of direct access to and from controlled access highway.

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Luther E. Smith, Sr., and wife, Celia V. Smith

the bargainor S., 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 27 day of December, 1972

My Commission Expires Sept 12, 1976

_____, Notary Public

Commission Expires _____

STATE OF _____
County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

IDENTIF. REFERENCE 8 9 4 6 1

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
DEC 29 12 38 PM '72

DEC29 72 CONV 90,000.00
DEC29 72 CONV 45,000.00
STATE OF TENNESSEE DEC29 72 S'TAX A* 351.00
COUNTY OF DAVIDSON DEC29 72 PR'FEE A* .50
DEC29 72 W'DEED A* 8.00 * 359.50

Before me, _____, 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 _____.