PREPARED BY:
JLX S. THOMAS
WOODS & WOODS
A Professional Association
121 Seventeenth Avenue, South
Nashville, Tennessee 37203

BOOK 5101 PAGE 43

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Nos.:
The First Unitarian Church of Nashville, Tennessee	1808 Woodmont Nashville, Tennessee	Map 117-11 Parcel 13

THIS INSTRUMENT, made and entered into on the 7th day of December, 1976, by and between UNITARIAN UNIVERSALIST ASSOCIATION, party of the first part and THE FIRST UNITARIAN CHURCH OF NASHVILLE, TENNESSEE, party of the second part.

DEC 28 MISC 8* 8.00 * 8.00

WITNESSETH:

That for and in consideration of the sum of One Dollars ($1.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part all its rights, title and interest in and to the following described real property:

Being Lot No. 139 and the south 75 feet of Lot No. 140 on the Plan of the north part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for said County.

Said lot and part of said lot adjoin and front together 200 feet on the north side of Woodmont Boulevard and run back between parallel lines along the east margin of Hopkins Street, 300 feet to a dead line.

Being the same property conveyed to Unitarian Universalist Association by Quitclaim Deed from The First Unitarian Church of Nashville, Tennessee of record in Book 5101, Page 40, Register's Office for Davidson County, Tennessee.

The First Unitarian Church of Nashville, Tennessee, is one and the same corporation as First Unitarian Church in Nashville, Tennessee.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said THE FIRST UNITARIAN CHURCH OF NASHVILLE, TENNESSEE and its successors and assigns to its own use and behoof, until such time as one or both of the events hereinafter described shall have occurred; namely,

(a) That the grantee is in default for more than twelve (12) months on any payment due under the terms of a promissory note in the amount of Ten Thousand ($10,000) Dollars given by the grantee to the grantor dated November 1, 1976 ; and a promissory note in the amount of Ten Thousand ($10,000) Dollars given by the grantee to the grantor dated November 1, 1976 ; or

(b) The grantee shall be deemed to have ceased to be an active organization. The grantee shall be deemed to have ceased to be an active organization if it:

(1) has been legally dissolved;

(2) has at a duly called meeting formally voted to discontinue religious service;

(3) has ceased to be a member of Unitarian Universalist Association;

(4) has, in the opinion of the Association, ceased to use its property for Unitarian Universalist purposes; or

(5) has, in the opinion of the Association, failed to hold religious services with reasonable frequency.

A declaration approved by the Board of Trustees of Unitarian Universalist Association, or approved by the Executive Committee of said Board by not less than two-thirds of those present and voting, and duly recorded in the minutes of said Board or said Committee that the grantee is in default under the terms of paragraph (a) above, or has ceased to be active under paragraph (b) above and that no valid request for a release of the kind referred to in the paragraph below has been made, shall be conclusive evidence of such facts, and

such declaration shall be binding upon the grantee and any party or parties claiming under or through the grantee when a copy of such a declaration, attested by the Secretary or Recording Secretary of said Association is recorded in the Registry of Deeds or other like office in which this deed is recorded.

Upon written request of the grantee, made at a time when there is no outstanding indebtedness of the grantee to the grantor whether or not then due and payable, and made at a time when any financial grants or aid given by the grantor to the grantee whether before or after the date of this instrument have been repaid, the grantor agrees it will release to the grantee any rights of reverter reserved in this instrument, provided that such release is not requested by the grantee at a time when the grantee is about to cease to be an active organization as that term is defined in (b) above.

IN TESTIMONY, WHEREOF the party of the first part has hereunto set ~~is~~ signature this the day and date first above written.

UNITARIAN UNIVERSALIST ASSOCIATION

By _____

~~STATE OF TENNESSEE~~
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ~~DAVIDSON~~ SUFFOLK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arthur G. Root with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Treasurer of UNITARIAN UNIVERSALIST ASSOCIATION, the within named bargainor, a corporation, and that he as such Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Treasurer.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Boston, Massachusetts

this 7 day of December, 1976.

Selma C. Lake
NOTARY PUBLIC

SELMA C. LAKE NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES AUG. 8, 1980

My Commission Expires:

8-8-80

~~STATE OF TENNESSEE~~
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ~~DAVIDSON~~ SUFFOLK

The actual consideration paid in this transfer is One Dollar ($1.00).

Affiant

Sworn to and subscribed before me this 7 day of December, 1976.

Selma C. Lake
Notary Public

SELMA C. LAKE NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES AUG. 8, 1980

My Commission Expires:

8-8-80

D83000

IDENTIF. REFERENCE

DEC 28 3 28 PM '76

FELIX DAVIDSON REGISTER COUNTY, TENN.