THIS INSTRUMENT WAS PREPARED BY:
Wilkins, Adams & Weems, Attorneys
401 Union Street
Nashville, Tennessee 37219

BOOK 5123 PAGE 285

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Otter Creek Church of Christ	Same	FH 1335
P. O. Box 15444		145-10-47
Nashville, Tennessee 37215		

WARRANTY DEED

WITH RESERVATION OF RIGHTS

For and in consideration of $65,000.00, of which $18,850.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of $46,150.00 separate security for payment has been provided, the undersigned DELMAS J. MITCHELL and wife, ELIZABETH W. MITCHELL, hereinafter called GRANTORS, have bargained and sold and do hereby transfer and convey unto, CHARLES N. ARMSTRONG, ROBERT BRANNON KENNEDY GREEN, CLARENCE C. SHAUB, and CARL E. WATTS, their successors and assigns, as Trustees of Otter Creek Church of Christ, hereinafter called GRANTEES, their right title and interest, reserving unto themselves a life estate limited to a term of years as hereinafter explained and defined, in and to the following described real property in Davidson County, Tennessee:

LAND in the 16th, formerly the 7th and prior to that the 11th Civil District of said County, being Lot No. 1 on J. E. Rucker's Unrecorded Plan, described according to a survey made by John Wilkes, Civil Engineer, July 3, 1935 as follows:

BEGINNING on the westerly margin of Granny White Pike, at the corner of lots Nos. 1 and 2, said point being 436 feet north of the center line of Otter Creek Road; thence north 14 degrees east, with the westerly margin of said Pike, 218 feet; thence north 86 degrees west 815 feet to the corner of Lots Nos. 1 and 4; thence south 11 1/2 degrees west, with the dividing line between Lots Nos. 1 and 4, 225 feet to the corner of Lots Nos. 1 and 2; thence eastwardly, with the dividing line between Lots Nos. 1 and 2, 805 feet to the beginning, containing 3.85 acres, more or less.

BEING the same property conveyed to Delmas J. Mitchell and wife, Elizabeth W. Mitchell by deed from I. H. Gibson, an unmarried man of record in Deed Book 2344, page 195, Register's Office for Davidson County, Tennessee.

MAR 11 F	CONV	65,000.00			
MAR 11 S TAX			B*	169.00	
MAR 11 S FEE			B*	.50	
MAR 11 F	RECORD		B*	6.00	* 175.50

This is improved property known as: 5241 Granny White Pike, Nashville, Tennessee, 37220.

GRANTORS and GRANTEES, by their signatures hereto, covenant and agree that the interest reserved by GRANTORS is defined and explained as follows:

(1) The GRANTORS jointly and severally reserve and retain the exclusive non-assignable right to continue to occupy and use that portion of the described premises consisting of the front 308 feet as measured from the right-of-way of Otter Creek

Road to a point at the rear of the present garage; provided, however, that said reservation is limited to the time that the GRANTORS, or either of them, shall live and continue to occupy the premises, or a maximum period of twenty (20) years from the date of this deed. For purposes of interpretation, the absence of the GRANTORS, or either of them, from the premises by reason of sickness or infirmity or for any other reason shall not constitute abandonment of possession so long as either of them lives and it is reasonably possible that either of them will resume residence.

(2) GRANTORS shall not be required to pay for their use of the reserved premises but shall be responsible for the interior maintenance of the residence and its heating and air conditioning systems, the reasonable maintenance and repair of out buildings located on the reserved premises, and the reasonable up-keep of the reserved premises' grounds. GRANTEES shall be responsible for reasonable maintenance of the roof and exterior of the residence, including painting.

(3) GRANTEES shall be responsible for any and all real property taxes or assessments, and shall maintain and pay for adequate fire or casualty loss during the term of GRANTORS' rights therein. In the event the residence is partially or totally destroyed by fire or casualty loss, GRANTEES shall repair or replace such structure without compensating GRANTORS for loss of occupancy, provided that such repairs or replacement shall be commenced and completed as expiditiously as possible. GRANTEES shall not be responsible for fire or casualty loss to GRANTORS' personal property on the premises, nor shall GRANTEES be responsible for GRANTORS' liability for injury or damage to the person or property of others.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 3rd day of March, 1977.

Delmas J. Mitchell
Delmas J. Mitchell

Elizabeth W. Mitchell
Elizabeth W. Mitchell

J. Kennedy Green
Trustee, Grantee

Gilbreath T. Shuck
Trustee, Grantee

Carl E. Wirth
Trustee, Grantee

Charles N. Thrasher
Trustee, Grantee

Robert McMillan
Trustee, Grantee

BOOK 5123 PAGE 287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delmas J. Mitchell and wife, Elizabeth W. Mitchell, the 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 10th day of March, 1977.

NOTARY PUBLIC

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-17-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES N. ARMSTRONG, ROBERT BRANNON, KENNEDY GREEN, CLARENCE C. SHAUB, and CARL E. WATTS, the 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 3rd day of March, 1977.

NOTARY PUBLIC

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-17-80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value Whichever is Greater, for this Transfer is $ 65,000.00.

Delmas J. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 1977.

NOTARY PUBLIC

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 11-17-80

D9314

IDENTIF. REFERENCE

MAR 11 9 37 AM '77

REGISTER DAVIDSON COUNTY, TENN.

Return To:
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219