THIS INSTRUMENT PREPARED BY ROBERT C. TAYLOR, ATTY., 24TH FLOOR, L & C TOWER, NASHVILLE, TENNESSEE 37219

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
The Health and Educational Facilities Board of the Metropolitan Government of Nashville & Davidson County, Tennessee, c/o Griffith & Stokes, Attorneys, 26th Floor, First American Center Nashville, Tennessee 37238	Exempt	Map 104-12 PW 289

APR29 MISC B* 6.00 * 6.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR and other good and valuable considerations, the receipt of which is acknowledged, TENNESSEE BAPTIST SERVICE CORPORATION, a Tennessee non-profit corporation, as GRANTOR, has bargained and sold and does hereby transfer and convey unto THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, a Tennessee public corporation, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lots Nos. 48, 49 and 50, all of Lots Nos. 51, 52 and 53 on the Plan of Belmont Park Company's Addition, as of record in Book 57, page 156, Register's Office for said County, a part of the Belmont College property, a part of Alley No. 919 and a part of Belmont Boulevard closed by Bills Nos. 75-1273 and 77-461, Metropolitan City Council, described together according to a survey made December 19, 1975, as amended, by Michael V. Holmes Company, as follows:

Beginning at an iron pin at the intersection of the northerly margin of Acklen Avenue and the easterly margin of Alley No. 919. Said pin also being 178 feet east from the easterly margin of 18th Avenue South, as measured along the northerly margin of Acklen Avenue; thence with the easterly margin of Alley No. 919, North 7° 04' 13" East, 115.45 feet to an iron pin at the end of existing Alley No. 919; thence North 82° 42' 50" West, 8.00 feet to an iron pin in the original centerline of Alley No. 919; thence with the original centerline of Alley No. 919 (this part closed by Council Bill 75-1273) North 7° 04' 10" East, 75.29 feet to an iron pin on the southerly margin of Magnolia Blvd.; thence with the southerly margin of Magnolia Blvd. with a curve to the left (Radius 2866.0), northeasterly a distance of 223.87 feet to an iron pin at the end of said curve and having a chord bearing and distance of North 56° 13' 55" East 223.81 feet; thence continuing with the southerly margin of Magnolia Blvd. North 53° 59' 50" East 90.89 feet to an iron pin; thence leaving the southerly margin of Magnolia Blvd., South 7° 10' 44" West 403.03 feet to an iron pin; thence with a line (the extension of the northerly margin of Acklen Avenue) North 81° 57' 41" West, 65.0 feet to a point at the intersection of the northerly margin of Acklen Avenue and the westerly margin of Belmont Blvd.; thence continuing with the northerly margin of Acklen Avenue, North 81° 57' 41" West, 162.0 feet to the point of beginning and containing 68,169 square feet or 1.565 acres.

Being the same property conveyed to the Tennessee Baptist Service Corporation by deed from Glera W. Sisk of record in Book 5099, page 754, and by deed from Belmont College of record in Book 5110, page 482, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest which the GRANTOR has, or ever may have, in and to any adjoining street or streets, alley or alleys, or any other right of way or in any easement to which the above property is dominant or servient.

This property is unimproved and located at 1710 Magnolia Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and estate belonging to the said HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, its successors and assigns, forever.

GRANTOR covenants that it is lawfully seised and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the following:

1. Deed of Trust executed by Tennessee Baptist Service Corporation to J. M. Grissim, Trustee, and Third National Bank in Nashville, of record in Book ____, Page ____, Register's Office for Davidson County, Tennessee.

2. Public utility easements retained by Metropolitan Government in closures of Belmont Boulevard and Alley No. 919 by Bills Nos. 75-1273 and 77-461, Metropolitan City Council.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said real estate to the said HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, its successors and assigns, against the lawful claims of all persons.

WITNESS the hand of TENNESSEE BAPTIST SERVICE CORPORATION this 29th day of April, 1977, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

ATTEST:

EDWARD J. MEIER, SECRETARY

TENNESSEE BAPTIST SERVICE CORPORATION

By: J. RALPH McINTYRE, PRESIDENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5141 PAGE 926

Before me, Robert C. Taylor, a Notary Public of the State and County aforesaid, personally appeared J. RALPH McINTYRE and EDWARD J. MEIER, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of the TENNESSEE BAPTIST SERVICE CORPORATION, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by themselves as President and Secretary, respectively.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 29th day of April, 1977.

Robert C. Taylor
Notary Public

Commission expires: November 17, 1980.

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IDENTIF. REFERENCE

APR 29 4 03 PM '77

REGISTER
DAVIDSON COUNTY, TENN.