BOOK 5149 PAGE 330

This instrument prepared by
James P. Guenther, Attorney
306 Nashville City Bank
Nashville, Tn. 37201

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Trustees, Al Menah Temple (NAME) | Same (NAME) | 71-6 |
| 100-7th Ave N (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 53 mp |
| Nash. Tenn. (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Two hundred and twenty-five thousand ($225,000.00) *Dollars,*

The Holding Board of the American Baptist Theological Seminary Inc., of the Southern Baptist Convention and National Baptist Convention

*have this day bargained and sold, and do hereby transfer and convey unto the said* the Trustees of Al Menah Temple,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

A certain tract of land in the 12th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at an iron pin in the Southwesterly corner of the intersection of Brick Church Pike and Arctic Avenue, thence South 5° 13' 57" East 42 feet to an iron pin; thence South 15° 59' 27" East 112.50 feet to an iron pin; thence South 5°13'57" East 221.42 feet to an iron pin in the Northeasterly corner of property conveyed to M. A. Hooper by deed of record in Book 4663, page 659, RODC; thence leaving the Westerly margin of Brick Church Pike, South 85° 24' 36" W along the Northerly boundary of the Hooper tract 296.36 feet to a corner stone in the Northwest corner of the Hooper tract; thence South 5° 50' 39" East 130.83 feet along the Westerly boundary of the Hooper tract to a post at the Southwest corner of the Hooper tract and in the Northerly boundary of property conveyed to William M. Girton and wife, Bessie E. Girton by deed of record in Book 3574 page 629, RODC; thence South 85° 04' 45" West 334.47 feet along the Northerly boundary of the Girton tract to an iron pin in the Northwest corner of the Girton tract; thence with the Westerly boundary of the Girton tract South 22° 55' 39" West 653.89 feet more or less to an iron pin in the Southwest corner of the Girton tract and the Northwest corner of property conveyed to W. L. Bainbridge, Jr. by deed of record in Book 2748, page 454, RODC; thence with the Northwesterly boundary of the Bainbridge tract S 57° 29' 44" West 156.75 feet more or less to a point in the Westerly border of the Bainbridge tract and in the Easterly boundary of property conveyed to Victor E. Gregory and Billy G. Gregory by Richard Keeling and Johnnie Keeling by deed of record in Book 4613, page 132, RODC; thence with the Easterly boundary of the Gregory tract due North 143.55 feet to a point in the Easterly margin of the Gregory tract; thence with the said Easterly margin of the Gregory tract North 37° 09' 07" West approximately 675.79 feet to a post in the Northeasterly corner of the Gregory tract and in the Southeasterly boundary of property conveyed to Marvin P. Friedman by deed of record in Book 4133, page 912 RODC; thence with Friedman's Southeast boundary North 23° 53' 53" East 272.65 feet to a post and thence still with said boundary North 79° 42' 57" East 495.82 feet to a corner stone; thence with said Friedman's Easterly margin North 0° 02' 02" West 132.23 feet to an iron pin in the Southerly margin of Arctic Avenue; thence along the Southerly margin of Arctic Avenue North 83° 37' 39" East 755.50 feet to the point of beginning containing 13 acres more or less.

BEING the property conveyed to the Holding Board of the American Baptist Theological Seminary Inc. of the Southern Baptist Convention and National Baptist Convention by Annie Crockett Brown by deed of record in Book 1283 page 693 RODC.

INCLUDED within the above described property, but excluded from this conveyance is the tract of property described in the deed of record in Book 4627, page 601 wherein the following tract of property was conveyed to Cecil B. Day, to-wit:

BEGINNING at an iron pin in the southwesterly corner of the intersection of Brick Church Pike and Arctic Avenue; thence South 5° 13' 57" East 42 feet to an iron pin; thence South 15° 59' 27" East 112.50 feet to an iron pin; thence South 5° 13' 57" East 147.12 feet to an iron pin; thence leaving the margin of Brick Church Pike, South 83° 37' 39" West 334.04 feet to an iron pin; thence North 6° 22' 21" West 20 feet to an iron pin; thence South 83° 37' 39" West 265 feet to an iron pin; thence North 6° 22' 21" West 280 feet to an iron pin; thence North 83° 37' 39" East 584 feet to the point of beginning, containing 4.0 acres, more or less.

BOOK 5149 PAGE 331

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 225,000

Subscribed and sworn to before me, this the 17 day of May 19 77

Affiant

My commission expires: May 10, 1981 (Affix Seal)

Notary Public

unimproved (XX)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address ..... (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Trustees of Al Menah Temple, their

..... (successors),

*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Trustees of Al Menah Temple, their

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 17th *day of* May, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. L. McGlothlen, Chairman of the Holding Board of the American Baptist Theological Seminary, Inc. of the Southern Baptist Convention and the National Baptist Convention

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ..... *a Notary Public in and for said County and State,* .....

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

MAY 19 CONV 90,000.00
MAY 19 CONV 90,000.00
MAY 19 CONV 45,000.00
MAY 19 S'TAX B* 535.00
MAY 19 PA'FEE B* .50
MAY 19 W'DEED B* 4.00 * 589.50

*Witness my hand and official seal at* ..... Tennessee. *this* ..... *day of* ..... *19* .....

*Notary Public*

*Commission expires* .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* Yvonne H. Gaudy, *a Notary Public of the State and County aforesaid, personally appeared* G. L. McGlothlen, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* chairman *of the* Holding Board of the American Baptist Theological Seminary, Inc., of the Southern Baptist Convention and the National Baptist Convention *the within named bargainor, a corporation, and that* he *as such* chairman *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* chairman

*Witness my hand and seal, at office in* Nashville, Tennessee *this* 17th *day of* May, *19* 77.

Yvonne H. Gaudy *Notary Public*

*Commission expires* May 10, 1981

WARRANTY DEED

FROM

TO

E04661

IDENTIF. REFERENCE

MAY 19 3 09 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238