This instrument prepared by mail
Warren H. Wild, Jr. - Farris, Evans & Warfield, 18th Floor, Third National Bank
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Advisory Board, Tenn. Dist. Church of the Nazarene	Advisory Brd., TN. Dist. Church of the Nazarene	Part of 64-10 and 64-59
c/o Bill Jackson	c/o Bill Jackson	4D 26949 and 4D 27109
(STREET ADDRESS OR ROUTE NUMBER) Route 4, Noel Drive Mt. Juliet, Tennessee	(STREET ADDRESS) Route 4, Noel Drive Mt. Juliet, Tennessee	BOOK 5225 PAGE 74
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty Thousand and no/100 Dollars, cash in hand paid, receipt of which is hereby acknowledged. *Dollars.*

Leah H. (Mrs. J. L.) Evans, a widow, by Dr. Robert H. Magruder, attorney-in-fact under instrument of record in Book 5082 page 489, Register's Office for Davidson County, Tennessee, Dr. Robert H. Magruder, unmarried, and Robert H. Magruder, III, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Advisory Board, Tennessee District, Church of the Nazarene, a non-profit Tennessee Corporation

(successors), heirs and assigns,

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

See complete legal description of property contained in Exhibit A which is attached hereto and made a part hereof as fully as if stated herein verbatin.

Subject to easements and restrictions of record, if any, and to applicable zoning laws and ordinances.

Subject to sellers right to erect and use without charge an advertising sign on the Southern boundary of the property as set forth in paragraph 11 of the Contract of Sale dated 10-1-77 between the Grantors and Grantees herein, which said paragraph shall not merge with, but shall survive this deed for a period of 5 years following the date of this deed, after which it shall become void and of no further effect and shall cease to be a right of Seller as to this property.

Anna Leah H. Evans, Anna Leah Hannah Evans, Leah Hannah Evans and Mrs. J. L. Evans are one in the same person; Dr. Robert H. Magruder and Robert H. Magruder, Jr. are one in the same person, Mr. M. C. Hannah and Birdie Hannah Evans are one in the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 21 day of Nov 1977

Affiant

My commission expires: April 11, 1981 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as corner Saundersville and General Kershaw (House Number) (Street) Nashville, Tennessee 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 Advisory Board, Tennessee District, Church of the Nazarene,

Grantee *(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* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee

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

Witness our hand s *this* 21st *day of* November, 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.*

Robert H. Magruder, III, unmarried

Dr. Robert H. Magruder, unmarried

Leah H. (Mrs. J. L.) Evans, widow, By Dr. Robert H. Magruder, Attorney-in-fact

DESCRIPTION

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey thereof made November 14, 1977, by James H. Zeigler, Registered Engineer, as follows:

Beginning at an iron pin in the northerly margin of Saundersville Road, the northeasterly corner of the property conveyed to Robert H. Magruder, III, by deed from Mrs. Leah Hannah Evans of record in Book 4787, page 358, Register's Office for said County; thence with the northerly line of said Magruder property N. 88 deg. 15 min. 06 sec. W. 784.21 feet to an iron pin on the westerly margin of a private drive; thence with the easterly margin of said private drive N. 0 deg. 17 min. 50 sec. E. 300.0 feet to a point on the easterly margin of said private drive; thence S. 18 deg. 17 min. 35 sec. E. 1161.63 feet to a point lying on the westerly margin of General Kershaw Drive; thence with the westerly margin of General Kershaw Drive S. 0 deg. 11 min. 45 sec. W. 300 feet to a point where General Kershaw Drive meets the northerly margin of Saundersville Road; thence with the northerly margin of Saundersville Road N. 88 deg. 20 min. 47 sec. W. 377.95 feet to the point of beginning, containing 7.8 acres more or less.

Being part of the same property conveyed to Mrs. M. C. Hannah (now deceased) and Mrs. J. E. Evans by deed from William W. Cunningham, et ux of record in Book 896, page 255, Register's Office for said County, the said Mrs. M. C. Hannah having died on October 16, 1968, and by her will Birdie Evans Hannah (same person as Mrs. M. C. Hannah) divised all of her property to her daughter Leah Hannah Evans (same person as Mrs. J. L. Evans) said will appearing of record in Will Book 92 page 158, in the Probate Court of Davidson County, Tennessee; and further being part of the same property conveyed by Leah Hannah (Mrs. J. L.) Evans to Dr. Robert H. Magruder and Robert H. Magruder, III by deed of record in Book 4819, page 132, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dorothy E. Owen, a Notary Public in and for said County and State, Dr. Robert H. Magruder, individually, and Dr. Robert H. Magruder as attorney-in-fact for Leah Hannah (Mrs. J. L.) Evans

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. individually and as such attorney-in-fact.

Witness my hand and official seal at Nashville Tennessee, this 21st day of November, 19 77

Dorothy E. Owen Notary Public

Commission expires April 11, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Dorothy E. Owen, a Notary Public of the State and County aforesaid, personally appeared Robert H. Magruder, III, with whom I am personally acquainted, ~~and who, upon oath, acknowledged self to be~~ one of ~~of the~~, the within named bargainors, ~~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~~ and who acknowledged that he.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of November, 19 77

Dorothy E. Owen Notary Public

Commission expires April 11, 1981

WARRANTY DEED

FROM

Dr. Robert H. Magruder, et al

TO

Advisory Board, Tennessee District, Church of the Nazarene, et al

E 38028

IDENTIF. REFERENCE

Nov 21 3 56 PM '77

NOV 21 77	CONV	30,000.00			
NOV 21 77	S'TAX		B*	78.00	
NOV 21 77	PR'FEE		B*	.50	
NOV 21 77	W'DEED		B*	6.00	* 84.50

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE