THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison St., Madison, TN 37115

WARRANTY DEED

BOOK 5243 PAGE 348

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
METROPOLITAN BAPTIST CHURCH OF NASHVILLE, INC.	Same (NAME:)	52-6
730 Neely's Bend Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	28
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAN16 78	CONV	90,000.00			
JAN16 78	CONV	77,500.00			
JAN16 78	S'TAX		B*	435.50	
JAN16 78	PR'FEE		B*	.50	
JAN16 78	W'DEED		B*	6.00	* 442.00

NASHVILLE BOY'S CLUB, INC., hereinafter referred to as Grantor, has ~~has~~ *bargained and sold, and by these presents do transfer and convey unto the said* METROPOLITAN BAPTIST CHURCH OF NASHVILLE, INC. hereinafter referred to as Grantee, its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 11th Civil District of Davidson County, Tennessee, and being parts of Lot Nos. 8, 9, 10, 11, 12, 13, 21, 22, 23 and 24 on the Plan of the Subdivision of the Chadwell Tract, of record in Plan Book 421, page 6, Register's Office for said County, and described more particularly as follows:

Beginning at a point on the southerly margin of Neely's Bend Road, said point being the northeasterly corner of Lot No. 9 of the said Subdivision of the Chadwell Tract and also being the northwesterly corner of Lot No. 1 on the Map of Madison Heights Subdivision, Section 1, of record in Plan Book 1424, page 6, Register's Office of said County; thence South 2° 50' West 1,330.8 feet, more or less to a point, said point being the northerly corner of Lot 10 on the Plan of Candace Heights, of record in Plan Book 2330, page 78, Register's O-fice for said County; thence with the northwesterly line of said Lot No. 10 of Candace Heights South 16° 30' West 184.7 feet, more or less, to a point; thence with the westerly line of said Lot No. 10 South 15° 40' East 225 feet, more or less, to a point on the northerly margin of Berwick Trail; thence with the northerly margin of Berwick Trail and with a curve to the right, said curve having a radius of 505.5 feet, westwardly 45 feet, more or less, to a point; thence continuing with the said northerly margin of Berwick Trail South 79° 10' West 390 feet, more or less, to a concrete monument, said concrete monument being in the southerly line of Lot No. 16 on the Plan of Pickett Heights, Section 2, of record in Plan Book 2330, page 79, Register's Office of said County; thence with a curve to the left, said curve having a radius of 25 feet, northeastwardly a distance

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $ 167,500.00
Subscribed and sworn to before me, this the 14th day of Jan. 19 78
Randall G. Kee PASTOR
Affiant
Metropolitan Baptist Church of Nash. Inc.
Notary Public
My commission expires: 9-12-78
(Affix Seal)

of 39.3 feet to a concrete monument; thence continuing with the boundary of Lot No. 16 of said Pickett Heights, Section 2, and with a curve to the right, said curve having a radius of 640.3 feet, northwardly a distance of 132.6 feet to a concrete monument; thence with the northerly line of said Lot 16 of Pickett Heights, Section 2, North 86° 04' West 187.4 feet to a point; thence with the northerly line of Lot No. 15 on the Plan of Pickett Heights, Section 2, North 80° 00' West 146.8 feet to a point, said point being the southeasterly corner of Lot No. 11 on the Plan of Pickett Heights, Section 1, of record in Plan Book 2331, page 37, Register's Office for said County; thence with the easterly line of said Lot No. 11 North 10° 02' East 134.2 feet to a point; thence leaving said Lot No. 11 northwardly 137 feet to a point, said point being the southeasterly corner of Lot No. 10 on the Plan of Pickett Heights, Section 1; thence with the easterly line of Pickett Heights, Section 1, the following courses and distances: North 19° 16' East 151 feet to a point, North 12° 15' East 318 feet to a point, North 5° 09' East 670.3 feet to a point; thence with the northerly line of Lot No. 2 on the Plan of Pickett Heights, Section 1, North 77° 45' West 264 feet to a point on the easterly margin of Howse Avenue; thence continuing with the said easterly margin of Howse Avenue; northwardly 372 feet to the point of intersection of said margin with the southerly margin of Neely's Bend Road; thence with said margin of Neely's Bend Road eastwardly 850 feet, more or less, to the point of beginning.

Being the same property conveyed to the Nashville Boy's Club, Inc. by deed from Alice Byrd Pickett, Trustee under the Will of Maggie Chapman Pickett, of record in Book 4700, page 662, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 730 Neely's Bend Road, Madison, Tn 37115
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, *its heirs and assigns, forever.*

And it does *covenant with the said* grantee, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as appears of record.

And it does *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 14th *day of* January, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E46158.

IDENTIF. REFERENCE

JAN 16 9 53 AM '78

FELIX ZIEGENFUSS
DAVIDSON COUNTY, TENN.

Nashville Boys Club, Inc.
Charles D. Camp, Exec. Sec.
Jo Owens Chairman Prop. Com.

BOOK 5243 PAGE 350

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*.....

.....

.....

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

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

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

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

.....

.....

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

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

....., *Notary Public.*

Commission Expires.....

STATE OF Tennessee
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles W. Camp and J. D. Owen, Jr., with whom I am personally acquainted and who upon {~~his oath~~ / their several oaths} acknowledged {~~himself~~ / themselves} to be the Executive Secretary and Chairman of the Properties Committee respectively of the ~~Nashville Boys Club, Inc.~~ the within named bargainor, a corporation, and that {~~he~~ / they} as such Executive Secretary and Chairman of the Properties Committee, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Charles W. Camp as such Executive Secretary and attesting the same by the said J. D. Owen, Jr. as such Chairman of the Properties Committee.

WITNESS my hand and official seal at office at Goodlettsville, Tennessee on this the 14th day of Jan., 1978

My commission expires 9-12-78

Judy P Adkins
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.