BOOK 5279 PAGE 660

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: Rounsaville Enterprises, Inc.	MAP-PARCEL NUMBERS
Rounsaville of Nashville, Inc. (NAME)		71-10; 27
1320 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	3220 Peachtree Rd. NE (NAME) (STREET ADDRESS)	71-10; 26.1 71-10; 26
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta GA 30305 (CITY) (STATE) (ZIP)	71-10; 26

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. L. Bainbridge, Jr. and wife, Ramona Bainbridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rounsaville of Nashville, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 5, 6 and part of Lot No. 7 in Utley's Plan of Lots, Brooklyn, as of record in Book 21, page 14, Register's Office for said County, also Lots Nos. 6 and 12 inclusive in the subdivision of Lot No. 7 of J. T. Utley's Plan, as of record in Book 57, page 139, Register's Office for said County, described together according to a survey made by Z. J. Wilkinson, Surveyor, April 21, 1943, as follows:

BEGINNING in the center of Brick Church Pike, the corner of Lots Nos. 4 and 5 on said first mentioned plan; thence with the center of said Pike, north 9 degrees west 374 feet; thence north 85 degrees 45' west, with the southerly line of Lots Nos. 1, 14 and 13 and passing a 12 foot alley 320 feet to a stake at the southeast corner of Lot No. 12; thence with the westerly line of Lot No. 13 and crossing Read Avenue north 0 degrees 45' east 145 feet to a stake at the corner of Lots Nos. 6 and 7; thence with the northerly margin of Read Avenue and the southerly line of Lot No. 6, south 88 degrees 45' east 50 feet to a stake at the corner of Lots Nos. 5 and 6, thence with the line between Lots Nos. 5 and 6, north 0 degrees 45' east 120 feet to a fence corner in Stevenson's southerly line; thence north 88 degrees 45' west 634.5 feet to a stake 7 feet east of fence corner in Brown's southeasterly line, thence with Brown's southeasterly line; south 56 degrees 30' west 278 feet to a stake; thence with a wire fence, south 2 degrees 30' west 429 feet to the northwest corner of Lot No. 4; thence with a line between Lots Nos. 4 and 5 and a fence, south 85 degrees 45' east 1212 feet to the beginning, containing 14.2 acres, including but excluding therefrom that part of said property conveyed to J. P. W. Brown by Deed from J. R. Allen and wife, of record in Book 469, page 293, said Register's Office.

Being the same property conveyed to W. L. Bainbridge, Jr. by deed from Holding Board of the American Baptist Theological Seminary of the Southern Baptist Convention and the National Baptist Convention, a corporation, of record in Book 2748, page 454, Register's Office for Davidson County, Tennessee.

Also included herewith is that part of Read Avenue, now abandoned, lying with the bounds of the property, as set forth in Metropolitan County Council Bill No. 70-1132.

This is improved property known as 1320 Brick Church Pike, Nashville, Tennessee 37207.

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 heirs 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hands this 25th day of APRIL, 1978

Witness: Ben H. Ewing

Helen K. Sheldon

W. L. Bainbridge, Jr.

Ramona Bainbridge

22553

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STATE OF FLORIDA)
COUNTY OF COLLIER)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named W. L. Bainbridge and wife, Ramona Bainbridge the bargainor, S 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 Naples, Collier County, Florida this 25th day of April, 1978

Commission Expires: NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES JULY 31, 1979 BONDED THRU GENERAL INS. UNDERWRITERS

Joyce B Hamill
Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

W. L. Bainbridge, Jr. and wife

TO

Ramona Bainbridge

Rounsaville of Nashville, Inc.

E 6 2 7 4 9

IDENTIF. REFERENCE

MAY 1 2 07 PM '78

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

Folio Box 6

MAY-1 78	CONV	30,000.00				
MAY-1 78	S'TAX		B*	78.00		
MAY-1 78	PR'FEE		B*	.50		
MAY-1 78	W'DEED		B*	4.00	*	82.50

STATE OF Tennessee)
COUNTY OF Davidson)

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

Subscribed and sworn to before me this 27th day of April, 1978

My Commission Expires: 6/28/81

Alfred Williams
Notary Public