This Form furnished by Attorneys Title Company, Inc.

BOOK 5574 PAGE 71

Form No. WD-2

6274

FROM

BERNICE HAY HUGGINS

TO

SCARRITT COLLEGE FOR CHRISTIAN WORKERS

For draftsman's use

THIS INSTRUMENT PREPARED BY:
J. C. DALE, JR., Attorney
711 Nashville City Bank & Trust Bldg.
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scarritt College for Christian Workers (NAME)	Same (NAME)	
1008 - 19th Ave, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W-6335

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 5 10 48 AM '80

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

F 79359

TRANSFER TAX PAID

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 28,000.00 Harry D. Wade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 80

W. W. Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ 4 Aug. Katy
~~(AFFIX SEAL)~~

For and in Consideration of the sum of TWENTY-EIGHT THOUSAND AND NO/100 ($28,000.00) ---------- DOLLARS cash in hand paid to me, the undersigned, Bernice Hay Huggins, by Scarritt College for Christian Workers, a Tennessee corporation, receipt of all of which is hereby acknowledged, subject to certain reservations hereinafter made and retained for the lives of myself and of my three sisters, Annie Louise Huggins, Mabel Huggins Worrall, and Elizabeth Huggins, and for the last survivor of them,

I have bargained and sold, and by these presents do transfer and convey unto the said Scarritt College for Christian Workers, its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 in the Shields' Plan of Lots, as of record in Book 57, Page 60, Register's Office for said county. Said Lot No. 3 fronts 48 feet on the easterly side of Eighteenth Avenue South, formerly Jefferson or Lamar Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bernice Hay Huggins by deed from Annie Huggins and husband, of record in Book 2640, Page 147, Register's Office for Davidson County, Tennessee.

Provided, however, this conveyance is subject to the right of use and occupancy of the described property expressly reserved to and retained by Grantor, Bernice Hay Huggins, during her lifetime and for the use and occupancy of her sisters, Annie Louise Huggins, Mabel Huggins Worrall and Elizabeth Huggins, jointly and severally, during their lives and until the death of or abandonment of the use and occupancy of the property by the last survivor of them. So long as said life tenants use or occupy said property and retain such interest therein they shall pay the property taxes, pay for and maintain adequate fire and extended coverage insurance on the property and pay for the normal maintenance thereon. Should they fail or refuse to pay the amounts required for such purposes, and after written notice to any one of them occupying the said property from Scarritt College for Christian Workers, or its successor or assigns, and failure of said tenants to make the required payment for a period of ninety (90) days after the posting of such written notice by United States Mail, the Grantee herein or its successor or assigns hereunder may declare the reserved interest to be canceled and of no further effect, and such interest will thereupon stand terminated.

3/05 79.30- CHECK

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WD-2

This is unimproved ( ) improved (X) property, known as 1004-18th Avenue, South, Nashville, Tn 37212
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Scarritt College for Christian Workers, and its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1973 Metropolitan property taxes which I, the Grantor, will pay.

And I, Bernice Hay Huggins do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Scarritt College for Christian Workers, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of March, 1973.

Bernice Hay Huggins
BERNICE HAY HUGGINS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kathryn Newcomb, a Notary Public in and for said County and State, the within named Bernice Hay Huggins, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 1973.

Kathryn Newcomb, Notary Public.

My Commission Expires Oct. 30, 1973
Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, 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 .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5574 PAGE 73

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

28000.00- CO
72.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 79.30-
6274A03/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79359

IDENTIF. REFERENCE

MAR 5 10 48 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 745457