THIS INSTRUMENT PREPARED BY:
J. C. DALE, JR., ATTORNEY
1406 Nashville City Bank
Building
Nashville, Tennessee 37201

BOOK 5580 PAGE 840

8970

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WARRANTY DEED

FROM: SCARRITT COLLEGE FOR
CHRISTIAN WORKERS

TO: THE GENERAL BOARD OF DISCIPLESHIP
OF THE UNITED METHODIST CHURCH

ADDRESS NEW OWNER AS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
THE GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH THE UPPER ROOM SECTION 1908 Grand Avenue Nashville, Tennessee 37203	SAME ADDRESS (PARCEL 56 IS PRESENTLY EXEMPT)	Map 104-4 Parcel 56 and Parcel 57

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00.

Donald J. Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF MARCH, 1980.

Suzanne Buchanan
Notary Public

My Commission Expires:
Oct. 17, 1982

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS ($125,000.00), cash in hand paid by THE GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH, a Tennessee corporation, to SCARRITT COLLEGE FOR CHRISTIAN WORKERS, a Tennessee corporation, receipt of which is hereby acknowledged, the said SCARRITT COLLEGE FOR CHRISTIAN WORKERS, GRANTOR, has bargained and sold and by these presents does transfer and convey unto the said GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH, THE UPPER ROOM SECTION, two certain tracts or parcels of land in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 2 on the Map showing subdivision of Lots Nos. 1, 2, 3, 4 and 5 in the re-subdivision of Lots Nos. 1, 2, 3, 4, 5, 6 and 8 and part of Lot No. 7 in D. S. Hendricks Subdivision of Lot No. 3 in O. B. Hayes' Rokeby Plan, as of record in Book 421, Page 197, Register's Office for said County.

Said part of Lot No. 2 fronts 64 feet on the westerly side of 18th Avenue, South, formerly Lamar Street, and runs back 153.2 feet on the southerly line and 153.6 feet on the northerly line to a private alley and shows 64 feet thereon.

Being the same property conveyed to Scarritt College for Christian Workers by deed of Josephine DeMatteo Petrone, a widow, dated August 15, 1966 and recorded in Book 4047, Page 595, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map showing the second re-subdivision of D. S. Hendricks Subdivision of Lot No. 3 in O. B. Hayes' Rokeby Plan, as of record in Book 547, Page 6, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the westerly side of 18th Avenue, South and extends back 170 feet on the northerly line along the southerly margin of Grand Avenue and 169.6 feet on the southerly line to a dead line, measuring 54 feet thereon.

Being the same property conveyed to Scarritt College for Christian Workers, a Tennessee corporation, by deed of Marilou Gardner Sanders, et al dated December 1, 1969 and recorded in Book 4386, Page 978, Register's Office for said County.

Both of said tracts are subject to a conditional easement of 16 feet in width across the westerly side of the subject premises, granted by Deed of record in Book 1194, Page 75, Register's Office for Davidson County, Tennessee. Said provision recites that the easement in question is to be effective only upon the occurrence of the conditions therein stated.

This conveyance is subject also to the further reservation or condition that should the Grantee at any time elect to sell the properties herein conveyed or either tract thereof such property or properties will first be offered in writing for sale to Scarritt College for Christian Workers at the proposed sales price and said College will have ten days within which to signify its acceptance in writing. In the absence of such written acceptance this reservation or condition will be of no further force and effect with respect to the property offered.

TRACT 1 (PARCEL 56) is improved property known as 1003 18th Avenue, South, Nashville, Tennessee 37212.

TRACT 2 (PARCEL 57) is improved property known as 1001 18th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH, THE UPPER ROOM SECTION, its successors and assigns forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said lands in fee simple, has a good right to convey them and that the same are unencumbered.

And SCARRITT COLLEGE FOR CHRISTIAN WORKERS does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the said lands to the said GENERAL BOARD OF DISCIPLESHIP OF THE UNITED METHODIST CHURCH, THE UPPER ROOM SECTION, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, SCARRITT COLLEGE FOR CHRISTIAN WORKERS has caused its name to be signed hereto by its duly authorized officers on this 19 day of MARCH, 1980.

SCARRITT COLLEGE FOR CHRISTIAN WORKERS

ATTEST: Andrew B. Benefict III

ANDREW B. BENEFICT, III, SECRETARY

BY: Donald J. Welch

DONALD J. WELCH, INTERIM PRESIDENT

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Suzanne Buchanan, a Notary Public of the State and County aforesaid, personally appeared DONALD J. WELCH, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Interim President of SCARRITT COLLEGE FOR CHRISTIAN WORKERS, the within named bargainor, a corporation, and that he as such Interim President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Interim President.

WITNESS my hand and official seal at office in Nashville, Tennessee this 19th day of March, 1980.

Suzanne Buchanan
NOTARY PUBLIC

My Commission Expires:
Oct. 17, 1982

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IDENTIF. REFERENCE

MAR 20 10 30 AM '80

FELIX A. ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5580 PAGE 843

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
			125000.00- CO	
			325.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	334.50-
8970A03/20/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-81426

IDENTIF. REFERENCE

MAR 20 10 30 AM '80

FEE PAID REGISTER
DAVIDSON COUNTY, TENN.

No. 748048