THIS DEED PREPARED BY:
J. C. DALE, JR., ATTORNEY
14th Floor
Nashville City Bank Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5622 PAGE 29

FROM: SCARRITT COLLEGE FOR CHRISTIAN WORKERS
TO: THE BOARD OF TRUSTEES OF THE TENNESSEE ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH

ADDRESS NEW OWNER AS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tennessee Annual Conference of the United Methodist Church 1907 Acklen Avenue Nashville, Tennessee 37212	SAME	104-4 42

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF July, 1980.

Notary Public

My Commission Expires:
Oct 17 1982

FOR AND IN CONSIDERATION of the purchase price of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 ($175,000.00), of which the sum of FORTY-SEVEN THOUSAND EIGHT HUNDRED SIXTY-EIGHT DOLLARS AND TWENTY-SEVEN CENTS ($47,868.27) is paid in cash by the TENNESSEE ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, hereinafter called "THE CONFERENCE", receipt of which is hereby acknowledged by SCARRITT COLLEGE FOR CHRISTIAN WORKERS, hereinafter called "GRANTOR"; and for the remainder of said purchase price the conveyance of the property herein described is made to the GRANTEE subject to the payment by the GRANTEE of the balance owing of ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED SEVENTY-EIGHT DOLLARS AND TWELVE CENTS ($119,578.12), according to the terms of a Promissory Note dated June 13, 1978, in the original amount of ONE HUNDRED TWENTY-SEVEN THOUSAND THREE HUNDRED DOLLARS ($127,300.00), executed by GRANTOR payable to the PRESBYTERIAN CAMPUS MINISTRY, INC., or order, hereinafter called "THE MINISTRY", secured by a Deed of Trust conveying said property to H. LEE BARFIELD, II, TRUSTEE and recorded in Book 5298, Page 92, Register's Office for Davidson County, Tennessee; and the payment by the GRANTEE of the balance of SEVEN THOUSAND FIVE HUNDRED FIFTY-THREE DOLLARS AND SIXTY-ONE CENTS ($7,553.61) owing by GRANTOR to the said MINISTRY according to the terms of a Promissory Note dated November 1, 1977 in the original amount of TWENTY-ONE THOUSAND SEVEN HUNDRED SIXTY-SIX DOLLARS ($21,766.00); the payment of the balances owing on both of said Notes being assumed and to be paid by the said CONFERENCE, the said GRANTOR has bargained and sold and does hereby transfer and convey upon the instructions of THE CONFERENCE as evidenced by the signatures of the Bishop and Secretary of said CONFERENCE hereto,to the BOARD OF TRUSTEES OF THE TENNESSEE ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, a Tennessee corporation, its successors and assigns IN TRUST for the use and benefit of said CONFERENCE, subject to usages and Discipline of the United Methodist Church, certain tracts or parcels of land in Davidson County, State of Tennessee described as follows:

TRACT NO. ONE:

Being the southerly 8 feet of Lot No. 7, all of Lot No. 8, and the northerly 4 feet of Lot No. 9, on the Plan of J. D. Hamilton's Subdivision of Lots 9, 12 and part of 19 of O. B. Hayes' Rokeby Plan, as of record in Book 221, Page 21, Register's Office for said

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County. Said parts of said lots adjoin and front together 62 feet on the easterly side of 19th Avenue, South, formerly Rokeby Street or Avenue, and run back between parallel lines 272 feet to a dead line in the rear, the south line measuring 275 feet as called for in the Deeds.

TRACT NO. TWO:

Being the south 46 feet of Lot No. 9 and the north 25 feet of Lot No. 10 on the Plan of J. D. Hamilton's Subdivision of Lots 9, 12 and part of Lot 19, of O. B. Hayes'Rokeby Plan, as of record in Book 221, Page 21, Register's Office for said County.

Said parts of said lots adjoin and front together 71 feet on the easterly side of 19th Avenue, South, formerly Rokeby Street or Avenue, and run back between parallel lines 272 feet more or less, (275 feet, more or less, as called for in Deeds) to a dead line.

BEING the same property conveyed to Scarritt College for Christian Workers by deed from Presbyterian Campus Ministry, Inc. of record in Book 5298, Page 90, Register's Office for Davidson County, Tennessee.

This is improved property known as 1112-19th Avenue, South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said BOARD OF TRUSTEES OF THE TENNESSEE ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, a non-profit Tennessee corporation, its successors and assigns, IN TRUST for the purposes hereinbefore stated, forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as hereinbefore set forth.

And GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said property to the said GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

However, GRANTOR includes in this conveyance this reservation, that is,that should THE CONFERENCE or THE BOARD OF TRUSTEES named as GRANTEE herein propose to sell or otherwise dispose of the property herein conveyed, GRANTOR reserves the right of first refusal for the re-purchase of said property for the amount of any bona fide offer of purchase submitted to THE CONFERENCE or to the said BOARD OF TRUSTEES, allowing GRANTOR thirty (30) days from and after written notice received of any such offer within which to exercise its right to re-purchase or to refuse the same, upon the expiration of such time such reservation to cease and be of no further effect unless exercised.

IN WITNESS WHEREOF SCARRITT COLLEGE FOR CHRISTIAN WORKERS has caused its name to be signed hereto by its duly authorized officers on this 22 day of July, 1980.

SCARRITT COLLEGE FOR CHRISTIAN WORKERS

ATTEST:

SECRETARY

BY:
DONALD J. WELCH, PRESIDENT

TENNESSEE ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH

ATTEST:

SECRETARY

BY:
EARL G. HUNT, JR., BISHOP

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 President of SCARRITT COLLEGE FOR CHRISTIAN WORKERS, the within named bargainor, a corporation, and that he as such 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 President.

Witness my hand and official seal at office in Nashville, Tennessee this 2 day of July, 1980.

Suzanne Buchanan
Notary Public

My Commission Expires:
Oct. 17, 1982

NOTARY PUBLIC · DAVIDSON COUNTY, TENN.

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IDENTIF. REFERENCE

JUL 8 2 19 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5622 PAGE 32

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
			175000.00-	CO
			455.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	464.50-
8395A07/08/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.66660

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IDENTIF. REFERENCE

JUL 8 2 19 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 766729