FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Frances Settle Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 1984.

Della R. Johnson
Notary Public

MY COMMISSION EXPIRES: 4/30/86

(AFFIX SEAL)

~~MAIL TO:~~ THIS INSTRUMENT WAS PREPARED BY
Robert C. Taylor, 24th Floor, L & C Tower, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustees of First Baptist Church (NAME)	Same (NAME)	93-13/120 (07W 09080)
7th and Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-10/122 (07W 00740)
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	93-10/124 (07W 00760)

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, HOLLIS E. JOHNSON and wife, FRANCES SETTLE JOHNSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO the TRUSTEES OF FIRST BAPTIST CHURCH, 7th and Broadway, Nashville, Tennessee,

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:

Property Description attached hereto as EXHIBIT A and made a part hereof.

RECEIVED
OCT 31 3 31 PM '84
FELIX E. DILLARD, JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

160480

10/31 439.50- CHECK

This is unimproved { } improved {X} property, known as 711 McGavock & 125 Seventh Ave. So. Nashville, TN 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 31st day of October, 1984

Hollis E. Johnson
Hollis E. Johnson

Frances Settle Johnson
Frances Settle Johnson

3472

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Delda R. Johnson, a Notary Public in and for said County and State, the within named Hollis E. Johnson and wife, Frances Settle Johnson

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1984.

Commission Expires 4/30/86

Delda R. Johnson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
HOLLIS E. JOHNSON and wife,
FRANCES SETTLE JOHNSON

TO
TRUSTEES OF FIRST BAPTIST
CHURCH, 7th & Broadway,
Nashville, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, as follows:

TRACT 1:

BEING parts of Lots Nos. 1, 2 and 3 on the Map of Bedford's Subdivision, as of record in Book 161, page 48, Register's Office for said County, and described as follows:

BEGINNING at a point at the southwest intersection of McGavock Street and 7th Avenue South; thence with the margin of McGavock Street, westerly 115 feet to a point which is 45 feet east of the easterly margin of an alley; thence southerly, parallel to the west margin of 7th Avenue South, 55 feet to a point; thence westerly 44.4 feet more or less to the easterly margin of an alley; thence with the margin of said alley, southerly 55 feet to a point; thence easterly 158.5 feet, more or less, to the westerly margin of 7th Avenue South; thence with the margin of the same northerly 110 feet to the beginning.

TRACT 2:

BEING the south 40 feet of Lot No. 3 and the north 10 feet of Lot No. 4 on the Map of Bedford's Subdivision, of record in Book 161, page 48, Register's Office for said County.

SAID parts of said lots adjoin and front together 50 feet on the westerly side of 7th Avenue south and run back between lines, 158.5 feet more or less on the north line of said part of Lot No. 3, and 158.1 feet more or less on the south line of said part of Lot No. 4, to an alley in the rear, measuring 50 feet thereon, said tract lying immediately south of Tract No. 1 hereinabove described.

BEING the same property conveyed to Hollis E. Johnson and wife, Frances Settle Johnson, by deed from Charles Henry Cunningham and wife, Lola Amanda Cunningham, by deed of record in Book 1973, page 93, Register's Office for Davidson County, Tennessee.

TRACT 3:

LAND in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 4 and the northerly 10 feet of Lot No. 5 on the map of Bedford's Subdivision of lots Nos. 19 and 27 in the Southfield Plan, as of record in Book 161, page 48, Register's Office for said County.

SAID parts of lots Nos. 4 and 5 front together 50 feet on the westerly side of 7th Avenue South, formerly Vine Street, and runs back between parallel lines, 157.5 feet, more or less, to an alley.

TRACT 4:

BEING the westerly 45 feet of Lot No. 1 and the northerly 5 feet of the westerly 45 feet of Lot No. 2 on the Map of Bedford's Subdivision, of record in Book 161, page 48, Register's Office for said County.

SAID parts of said lots front 45 feet on the southerly side of McGavock Street and run back between parallel lines, along the easterly margin of the first alley west of 7th Avenue South, 55 feet to a dead line.

BEING the same property conveyd to Hollis E. Johnson by deed from Frances Settle Johnson, of record in Book 3907, page 519, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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

165000.00- CAMT.
429.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 439.50-
3472A10/31/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

160480

IDENTIF. REFERENCE

Oct 31 3 31 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0081634