BOOK 6456 PAGE 498

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BOOK 6454 PAGE 903
IDENTIF. REFERENCE

DEC 20 4 36 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This Instrument was Prepared By:

GUENTHER, WHITE & JORDAN
Attorneys at Law
Third Floor
Nashville City Bank Building
315 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

Address New Owner(s)
Parkway Properties, Ltd.
~~Markkxx&xXBaxxxGxxx~~
Suite 800
200 Fourth Avenue North
Nashville, Tennessee 37219

Send Tax Bills to:

SAME

Map 093-02

Parcel 004

SSTATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $2,000,000.00.

Harold A Bennett
Affiant

Subscribed and sworn to before me this 17th day of December, 1984.

Martha T. Gaddis
Notary Public
My Commission Expires: 7-24-88

MARTHA T. GADDIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in Consideration of the sum of TWO MILLION DOLLARS ($2,000,000.00) and other good and valuable consideration (the receipt of which is hereby acknowledged), THE EXECUTIVE COMMITTEE OF THE SOUTHERN BAPTIST CONVENTION, the grantor, has bargained and sold, and by these presents does transfer and convey to the grantee*, its heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in the City of Nashville, County of Davidson, State of Tennessee, being the east portion of Parcel D, of the Capitol Hill Re-development Project, as revised and shown on the plan of record in Book 2663, pages 120 and 121, Register's Office for said County, and being designated on said plan as Parcel D(b); and described as follows:

Beginning at a point on the northerly side of James Robertson Parkway, said point being the southwest corner of Parcel D(a); thence, with a curve to the left, said curve having a radius of 955.0 feet, a central angle of 14° 59' a distance of 249.74 feet more or less to a point of compound curvature; thence, with a curve to the left, said curve having a radius of 703.0 feet, a central angle of 0° 01.3', a distance of 0.26 feet more or less; thence, leaving the northerly margin of James Robertson Parkway on a line with a bearing of North 19° 42.4' East, a distance of 208.73 feet more or less to the southerly line of 4th Avenue North; thence, along the southerly line of 4th Avenue North, in an easterly

*Parkway Properties, Ltd.
This instrument recorded to correct Deed at Book 6454, Page 903, R.O.D.C.

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direction with a curve to the left, said curve having a radius of 180.0 feet, a central angle of 30° 30.6' a distance of 95.85 feet more or less to the end of said curve; thence, continuing with the southerly margin of 4th Avenue North, with a line whose bearing is South 82° 13' East a distance of 119.68 feet more or less to the northwesterly corner of Parcel D(a); thence, along the westerly margin of Parcel D(a) with a line whose bearing is South 7° 47' West, a distance of 105.0 feet more or less, to a point; thence continuing with the westerly margin of said Parcel D(a) with a line whose bearing is South 14° 27' West, a distance of 155.22 feet more or less to the point of beginning, and containing 51,320.9 square feet more or less.

Subject to restrictions filed for record January 22, 1958, in Book 2735, Page 473, Registers Office for Davidson County, Tennessee.

Subject to a ten (10) foot building set-back line along James Robertson Parkway and a ten (10) foot easement for utilities along the northerly rear line of said lot as appears on plat of record in Book 2854, Page 139, said registers office.

Being the same property conveyed to THE EXECUTIVE COMMITTEE OF THE SOUTHERN BAPTIST CONVENTION by warranty deed from The Nashville Housing Authority of record in Deed Book 3278, Page 436, Register's Office for Davidson County, Tennessee.

This is improved property, known as 460 James Robertson Parkway, Nashville, Tennessee 37219.

To Have and to Hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the grantee, its heirs and assigns, forever.

Parkway Properties, LTD., a Tennessee limited partnership

And THE EXECUTIVE COMMITTEE OF THE SOUTHERN BAPTIST CONVENTION, does covenant with the grantee, that it is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it; and the same is unencumbered.

And THE EXECUTIVE COMMITTEE OF THE SOUTHERN BAPTIST CONVENTION, the grantor, does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the above described land to the grantee, its heirs and assigns against the lawful claims of all persons.

Witness my hand this day of 10th day of December, 1984, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

THE EXECUTIVE COMMITTEE OF THE
SOUTHERN BAPTIST CONVENTION

W. Dewey Presley

W. DEWEY PRESLEY, Chairman

Attest:

Harold C. Bennett

HAROLD C. BENNETT, Executive Secretary-Treasurer

BOOK 6454 PAGE 905

BOOK 6456 PAGE 500

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, Louise Lohman, a Notary Public of the above State and County, personally appeared W. Dewey Presley, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chairman of THE EXECUTIVE COMMITTEE OF THE SOUTHERN BAPTIST CONVENTION, the within named bargainor, a corporation, and that he as such official, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such official.

Witness my hand and seal, at office in Dallas, Texas, this 10th day of December, 1984.

NOTARY PUBLIC

My Commission Expires: July 3, 1985

IDENTIF. REFERENCE

DEC 21 4 11 PM '84

FELIA A. NELSON II REGISTER
DAVIDSON COUNTY, TN

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