BK4 33

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Trustees of the Central Church of Christ (NAME)	Same as new owner (NAME)	6W-4280
145 5th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-6-1-93 & 94 JS
Nashville, Tenn. 37219 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6680 PAGE 60

WARRANTY DEED

For and in consideration of the sum of Two Hundred Forty Thousand and no/100---------- ($240,000.00)---------- DOLLARS

Cash in hand paid by the Grantee(s) herein and other good and valuable considerations, the receipt of which is hereby acknowledged,

Metropolitan Development and Housing Agency,

have bargained and sold, and by these presents do transfer and convey unto the said Lee Armstrong, J. B. Frizzell, W. S. Ferguson, Foy McCollum, Clarence Hopper and John G. Carter, Trustees of the Central Church of Christ

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

EXHIBIT 'A'
(SEE ATTACHED HERETO AND MADE A PART HEREOF)

37636

IDENTIFICATION REFERENCE

SEP 19 9 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as 138-144 5th Avenue North & 418-424 Commerce Street (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 18th day of September, 19 85.

Metropolitan Development and Housing Agency

By: Gerald F. Nicely, Secretary — Carleen B. Waller, Chair

STATE OF TENNESSEE

BOOK 6556 PAGE 61

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Carleen B. Waller and Gerald F. Nicely with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the chairperson and Secretary respectively of Metropolitan Development and Housing Agency, the within named bargainor, a corporation, and that they as such chairperson and Secretary, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Carleen B. Waller as such chairperson and attesting the same by the said Gerald F. Nicely as such Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of September, 19 85.

B. W. Howard Notary Public

B. W. Howard

Commission expires January 18, 1987

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 240,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

B. W. Howard

Sworn to and subscribed before me

this 18th day of September, 19 85.

My commission expires 1-10-89 Notary Public Juanita Davidson

NOTARY PUBLIC

This instrument was prepared by:

Devereaux Cannon, Jr., Attorney 344 4th Avenue North, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TICOR TITLE INSURANCE COMPANY

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I: Being part of Lot No. 79 on the Plan of the Original Town of Nashville, not of record, described according to survey made by Z. J. Wilkinson, Surveyor, May 3, 1945, as follows:

Beginning at the northeast corner of 5th Avenue North, formerly Summer Street, and Commerce Street; thence with the easterly margin of 5th Avenue, North, northwardly 88 feet 10 inches to the southwest corner of the property conveyed to the Life & Casualty Insurance Company of Tennessee, Inc., by deed from P. N. Estes, Jr., Trustee, of record in Book 1081, page 206, Register's Office for Davidson County, Tennessee; thence with said insurance company's southerly line, eastwardly 169 feet 1-1/2 inches to the westerly margin of an alley; thence with said alley, southwardly 89 feet 9 inches to the northerly margin of Commerce Street; thence with said Street, westwardly 169 feet 4 inches to the beginning.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described property conveyed to B. A. Gulbenk and wife, R. M. Gulbenk, by deed of record in Book 1854, page 319, Register's Office, Davidson County, Tennessee:

Being the southeasterly part of Lot No. 79 on the Plan of the Original Town of Nashville, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1945, as follows:

Beginning at a point on the northerly margin of Commerce Street 66 feet 10 inches easterly from the northeast corner of said Commerce Street and 5th Avenue, North, formerly Summer Street; thence with the northerly margin of said Commerce Street, eastwardly 103 feet to a point on the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 89 feet 9 inches to the southeast corner of the property conveyed to the Life & Casualty Insurance Company of Tennessee, Inc. by deed from P. M. Estes, Jr., Trustee, of record in Book 1081, page 208, Register's Office for said County; thence with said Insurance Company's southerly line, westwardly 103 feet to a point; thence southwardly 88 feet 10 inches to the beginning.

Being the property conveyed to Metropolitan Development and Housing Agency by deed from Al Feldman by instrument of record in Book 6057, page 868, said Register's Office.

TRACT II: Being the southeasterly part of Lot No. 79 on the plan of the Original Town of Nashville, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1945, as follows:

Beginning at a point on the northerly margin of Commerce Street, 66 feet 10 inches easterly from the northeast corner of the said Commerce Street and 5th Avenue, North, formerly Summer Street; thence with the northerly margin of said Commerce Street, eastwardly 103 feet to a point on the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 89 feet 9 inches to the southeast corner of the property conveyed to the Life & Casualty Insurance Company of Tennessee, Inc. by deed from P. M. Estes, Jr., Trustee, of record in Book 1081, page 206, Register's Office for said County, thence with said Insurance Company's southerly line, westwardly 103 feet to a point; thence southwardly 88 feet 10 inches to the beginning.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from Sue Ellen Gulbenk Justus and Mary Sue Gulbenk, individually for the purpose of conveying any and all rights, including any marital rights, she may have in and to said property and as Trustee for Elizabeth Ann Gulbenk Balentine by instrument of record in 6205, page 753, said Register's Office.

The Trustees of the Central Church of Christ understand and agree that if they desire to sell this Property within ten (10) years from the date hereof the Metropolitan Government of Nashville will have the right to repurchase the property at the same price paid by The Trustees of the Central Church of Christ which is $240,000.00.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6550 PAGE 63

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

240000.CO- CAMT.
624.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 633.50-
8320A09/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37636

IDENTIFICATION REFERENCE

SEP 19 9 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174013