THIS INSTRUMENT PREPARED BY:

Othal Smith, Jr., Esq.
SMITH & SMITH ATTORNEYS
808 Broadway
Nashville, Tennessee 37203

BOOK 6948 PAGE 81

WARRANTY DEED

Address new owners as follows:	Send tax bills to:	Map Parcel
Music Square Church 324 Broadway Nashville, Tennessee 37203	Same	93-6-4 Par. 1

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED AND SIX THOUSAND SEVEN HUNDRED SEVENTY FIVE DOLLARS AND FIVE CENTS ($106,775.05), cash in hand paid, this day, the receipt of which is hereby acknowledged, we, Othal Smith, Jr. and wife, Maureen H. Smith as Grantors, have bargained and sold, and by these presents do transfer and convey unto Music Square Church, also known as Music Square Church, Inc., a non-profit Tennessee corporation, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee as follows:

Tract 1

BEING a parcel of land in the First Civil District of Davidson County, Tennessee, located in Nashville in the northeast quadrant of Broadway and Fourth Avenue North, being part of Lot No. 57 on the map of the Original Town of Nashville, not of record, and being more particularly shown on survey No. 7420 by Barge, Waggoner, Sumner and Cannon, dated August 13, 1980, and revised January 6, 1981, described as follows:

Beginning at the point of intersection of the northerly margin of Broadway and the easterly margin of Fourth Avenue North; thence, with the margin of said Fourth Avenue North, 104.03 feet to a point in line with the south face of an interior wall; thence leaving said margin in an easterly direction with the south face of said wall 40.5 feet more or less to a point; thence in a southerly direction 104.3 feet more or less to the northerly margin of Broadway; thence with said margin westerly 40.45 feet to the point of beginning, containing 4,210 square feet or 0.10 acre, more or less.

There is also granted to Grantees, their heirs and assigns, a perpetual easement in and to that portion of Tract 2, as shown on the aforesaid survey that is a part of the ground floor at the rear of 324-326 Broadway so long as they maintain it in such a manner that it will continue to support a three story building which is currently built over it. There is further granted a perpetual easement in and to the piping system for the building sprinklers which runs through a portion of the aforesaid Tract 2 for so long as the system is used and maintained by Grantees or their heirs and assigns however there is also reserved to Grantors, their heirs and assigns the right to use the

said system for fire prevention purposes for so long as Grantees, their heirs and assigns may maintain it. Any repairs, modifications, or alterations to the system as it currently exists shall be at the sole expense of Grantees, their heirs or assigns.

Tract 2

BEING a parcel of land in the First Civil District of Davidson County, Tennessee, located in Nashville on the easterly margin of Fourth Avenue North between Broadway and Commerce Street, being part of Lot No. 57 on the map of the Original Town of Nashville, not of record, and being more particularly described as follows;

Beginning at a point on the easterly margin of Fourth Avenue North, said point being 104.03 feet north of the northerly margin of Broadway;

Thence, with the margin of said Fourth Avenue North in a northerly direction 26.25 feet to a building joint;

Thence, leaving said margin in an easterly direction 40 feet, more or less.

Thence, southerly 5.92 feet, more or less;

Thence, easterly 0.54 feet, more or less;

Thence, southerly 20.33 feet, more or less, to a point in line with the south face of an interior wall;

Thence, in a westerly direction with the south fact of said wall 40.5 feet, more or less, to the point of beginning.

Containing 1,063 square feet or 0.02 acre, more or less.

Being the property conveyed to Grantors herein by deeds of record in Book 5700, Page 500; Book 5787, Page 472; Book 6193, Page 205; Book 6193, Page 207; Book 6201, Page 552; Book 6201, Page 556; Book 6234, Page 671; Book 6236, Page 316, records of the Register's Office for Davidson County, Tennessee.

Being also the property previously conveyed to Othal Smith, Jr. and wife, Maureen H. Smith by Warranty Deed of Edward N. Simons and Henry A. Simons, dated August 14, 1980, and of record in Book 5637, Page 802, records of the Register's Office for Davidson County, Tennessee.

Then being the same property conveyed to Othal Smith, Jr. and wife, Maureen H. Smith by Warranty Deed from the Tony & Susan Alamo Foundation and Music Square Church, Inc, dated October 14, 1985, and of record in Book 6682, Page 216, records of the Register's Office for Davidson County, Tennessee.

This is improved property, known as 324 Broadway (front and rear portions) Nashville, Tennessee 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE its (successors), heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of

said real estate in fee simple, have a good and lawful right to convey it, and that the same is unencumbered, except as follows:

1. The 1986 property taxes which are not yet due and payable and which are hereby assumed by Grantees;

2. A codes letter from the Metropolitan Government of Davidson County, Tennessee, in regards to signs that are currently erected upon the premises;

3. A judgment in favor of Raymond J. Donovan, Secretary of Labor, United States Department of Labor against Tony and Susan Alamo Foundation et al. of record in Book 6008, Page 61, Register's Office for Davidson County, Tennessee; and

4. Any other liens or encumbrances which may have been lodged against the premises as a result of its prior ownership or occupancy by the Tony and Susan Alamo Foundation or Music Square Church a/k/a Music Square Church, Inc. or the Alamo of Nashville.

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said real estate to the GRANTEE, its (successors) heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 13th day of August, 1986.

OTHAL SMITH, JR.

Maureen H Smith

MAUREEN H. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named OTHAL SMITH, JR., the bargainor, with whom I am personally acquainted and who acknowledged that he exeucted the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of August, 1986.

Diane A. Sheffield
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named MAUREEN H. SMITH, the bargainor, with whom I am personally acquainted and who acknowledged that she exeucted the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13 day of August, 1986.

Karen L. Suggs
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 475,000.00.

John E. Appman
Affiant

Subscribed and sworn to before me, this the 13 day of August, 1986.

L Chandler Dep Reg
~~Notary Public~~

~~My Commission Expires:~~ _____

3 1 1 8 7.

IDENTIFICATION REFERENCE

Aug 13 10 26 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6948 PAGE 85

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
			425000.00- CONT.	
			1190.00 CSTAX	
			.50 PRFEE	
			12.00 MOSTX	
			CHECK	1202.50-
9548AOC	8/13/86	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31187

IDENTIFICATION REFERENCE

AUG 13 10 26 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 282643