38

This Instrument Was Prepared By:
Christopher M. Was, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Baptist Properties, Inc.
2000 Church Street
Nashville, TN 37203

Send Tax Bills to:
Same

Mortgagee: None

Part of
Map: 92-16
Parcel: 86

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, John M. Tudor, Robert E. McClellan, Tom E. Nesbitt, William B. Crenshaw, and Phillip P. Porch (collectively referred to as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Baptist Properties, Inc., a Tennessee not-for-profit corporation (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in the 9th Ward of the City of Nashville, said County and State, being the easterly 50 feet of the westerly 100 feet of the northerly part of Lot No. 149 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Beginning on the southerly margin of Hayes Street, 50 feet easterly from the easterly margin of 20th Avenue North, formerly Boyd Avenue, being the northeast corner of L. T. Webb's Lot; thence with the southerly margin of Hayes Street, easterly 50 feet; thence southerly parallel with 20th Avenue North 172 feet, more or less, to the northerly margin of an alley, the center line of which is midway between Hayes Street and West End Avenue; thence with the northerly margin of said alley, westerly 50 feet to said Webb's southeast corner; thence with his easterly line, northerly 172 feet, more or less, to the beginning.

BEING a portion of the same property conveyed to John M. Tudor, Robert E. McClellan, Tom E. Nesbitt, William B. Crenshaw, and Phillip P. Porch by quitclaim deed dated November 3, 1970, from Thomas Wardlaw Steele, Trustee, of record in Book 4456, page 939, Register's Office for Davidson County, Tennessee.

AND BEING a portion of the same property, a 20 percent undivided interest in which was conveyed to Third National Bank, Trustee, by quitclaim deed dated December 31, 1973, from Tom E. Nesbitt and wife, Elizabeth Nathan Nesbitt, of record in Book 4782, page 106, Register's Office for Davidson County, Tennessee, and which was reconveyed to Tom E. Nesbitt by quitclaim deed dated December 29, 1986, from Third National Bank, Trustee, of record in Book 7085, page 688-89, Register's Office for Davidson County, Tennessee.

AND BEING a portion of the same property, a 20 percent undivided interest in which was conveyed to Third National Bank, Trustee, by quitclaim deed dated December 21, 1973, from William B. Crenshaw and wife, Jo Ann Bryant Crenshaw, of record in Book 4775, page 991, Register's Office for Davidson County, Tennessee, and which was reconveyed to William B. Crenshaw by quitclaim deed dated December 29, 1986, from Third National Bank, Trustee, of record in Book 7085, page 690-91, Register's Office for Davidson County, Tennessee.

AND BEING a portion of the same property, a 20 percent undivided interest in which was conveyed to Third National Bank, Trustee, by quitclaim deed dated December 28, 1973, from Phillip P. Porch, Jr., and wife, Ann Harris Porch, of record in Book 4782, page 108, Register's Office for Davidson County, Tennessee, and which was reconveyed to Phillip P. Porch by quitclaim deed dated December 29, 1986, from Third National Bank, Trustee, of record in Book 7085, page 686-87, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing recorded conditions, restrictions, and easements of record affecting the property hereby conveyed.

This is improved property known as 1921 Hayes Street.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 1986.

John M. Tudor

Robert E. McClellan

Tom E. Nesbitt

William B. Crenshaw

Phillip P. Porch

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named John M. Tudor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St., Nash. TN., this 29th day of December, 1986.

Diane H. Hillis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Robert E. McClellan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St, Nash, Tn, this 29th day of December, 1986.

Diane H. Hillis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Tom E. Nesbitt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St Nash, Tn., this 29th day of December, 1986.

Diane H. Hillis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named William B. Crenshaw, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St, Nash. Tn., this 29th day of December, 1986.

Diane H. Hillis
Notary Public

My Commission Expires: March 11, 1990

79017.

IDENTIFICATION REFERENCE

DEC 31 6 14 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Phillip P. Porch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St. Nashville, Tn, this 29th day of December, 1986.

Diane H. Hillis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $307,000.00.

Robert E. McCord
Affiant

Subscribed and sworn to before me, this 30th day of December, 1986.

Diane H. Hillis
Notary Public

My Commission Expires: March 11, 1990

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 99

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
			3875 . 0- CAMT.	
			359.50 STAX	
			.50 PRFEE	
			12.00 MTG T	
			CHECK	372.10-1
3879A12/31/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

790017.

IDENTIFICATION REFERENCE

Dec 31 6 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29545