18

BOOK 7232 PAGE 102

PMDSCW372 05/08/87 cw

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Board of Publication of the Methodist Church 201 Eighth Avenue, South Nashville, Tennessee 37202		Map 175 Parcels 34, 35

Send tax bills to: Owner X
Mortgagee

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, TennSouth Properties, Ltd., a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Board of Publication of the Methodist Church ("Grantee"), certain real property in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

This is unimproved property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its heirs and successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 8 day of May, 1987.

TENNSOUTH PROPERTIES, LTD.

By: Rodgers-Hardwick Properties, Ltd.
General Partner

By: W. Mark Gill
Mark Gill, General Partner

2447.0

IDENTIFICATION REFERENCE

MAY 11 .. 53 AM

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary E. Pilcoke, a Notary Public, Mark Gill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Rodgers-Hardwick Properties, Ltd., a Tennessee limited partnership that is the managing general partner of TennSouth Properties, Ltd., a limited partnership, and is authorized by Rodgers-Hardwick Properties, Ltd., Rodgers-Hardwick Properties, Ltd. being authorized by the limited partnership, to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 8 day of May, 1987.

Mary E. Pilcoke
Notary Public

My Commission Expires:

3-8-89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,496,890.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 1987.

Michael W. Gentry
Notary Public

My Commission Expires:

3-11-87

File No. 27,005-A

EXHIBIT "A"

DESCRIPTION:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, more particularly described according to a survey by Kevin Tucker & Associates, P.C. dated January 16, 1986, Job No. 86121, as follows:

BEGINNING at an existing concrete monument, said monument being on the northerly right-of-way of Louisville Nashville Railroad (now Seaboard Systems Railroad) and on the easterly right-of-way of Old Hickory Boulevard as depicted in State Proj. #19136-3303-04 Drawing, Sheet #4, 1966; thence, along the right-of-way of Old Hickory Boulevard, north 34 deg. 00' 42" east, 125.95 feet to an iron pin set; thence north 18 deg. 25' 45" east, 100.32 feet to an existing concrete monument; thence, 749.39 feet along the arc of a curve to the left, said curve having a central angle of 21 deg. 53' 17", a radius of 1,961.65, and a chord bearing and distance of north 20 deg. 30' 01" east, 744.84 feet to an iron pin set, said pin being the southwesterly corner with Walker Casey, Trustee, as recorded in Deed Book 3797, page 576, R.O.D.C.T.; thence, with Casey's line, South 88 deg. 28' 24" east, 432.13 feet to an existing iron pin; thence, north 05 deg. 15' 32" east, 500.05 feet to an iron pin set, said pin being the northeast corner of Ruby Hunter, as recorded in Deed Book 5937, page 626, R.O.D.C.T., and in the line of the Board of Publications of the Methodist Church, as recorded in Deed Book 6739, page 438, R.O.D.C.T., thence, south 87 deg. 01' 43" east, 680.97 feet to an iron pin set, said pin being the line of the Board of Publications of the Methodist Church, as recorded in Deed Book 6732, page 810, R.O.D.C.T.; thence, with the said church board's line, south 02 deg. 15' 49" west, 943.71 feet to an existing iron pin; thence, south 81 deg. 29' 12" east, 1,004.00 feet to an existing iron pin, said pin being in the line of the Board of Publications of the Methodist Church, as recorded in Deed Book 6732, page 761, R.O.D.C.T.; thence, south 02 deg. 01' 02" west, 1,000.85 feet to an existing iron pin, said pin being on the northerly line of Louisville Nashville Railroad's Charter Right-of-way, as depicated in the L & N Evaluation Drawing 202, Sheet #7, dated June 30, 1916, thence, along said right-of-way north 76 deg. 11' 50" west, 1,680.62 feet to an iron pin set; thence, 882.47 feet along the arc of a curve to the right, said curve having a central angle of 18 deg. 17' 13", a radius of 2,764.93 feet, and a chord bearing and distance of north 67 deg. 03' 22" west, 878.73 feet to the point of beginning, and containing 65.43 acres, more or less.

BEING the same property conveyed to TennSouth Properties, Ltd., a Tennessee Limited Partnership, by deed from Belz Investment Company, Inc., a Tennessee Corporation, of record in Book 6912, page 111, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1987 property taxes, a lien but not yet due and payable.

2. Perpetual easement granted State of Tennessee for highway purposes by grant from Charles R. Kimbro and wife, of record in Book 4086, page 647, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises, if any, embraced within the bounds of the charter right-of-way of the L & N Railroad.

4. The survey and surveyor's report of Kevin Tucker and Associates, P.C. dated January 17, 1986, Job No. 86121, shows:

   (a) A possible abandoned easement for buried cable near the southwest corner of the property of record in Book 1302, page 193, Register's Office for Davidson County, Tennessee.

   (b) A drainage ditch crosses the property.

   (c) A plywood and wire chicken coop serving adjacent property encroaches on the premises on the northwest corner.

   (d) A fence along the northwesterly boundary line encroaches on the premises.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7232 PAGE 106

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

1,496,890.00 cow

4191.32 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 4203.82-
5562A05/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24478
2000

IDENTIFICATION

MAY 11 10:56 AM 1987

FELIX Z. WILSON, II REGISTER

No. 80148