BOOK 9753 PG 841

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Thompson-Powell Venture, LLC 2421 Powell Avenue Nashville, TN 37204	Thompson-Powell Venture, LLC 8 Foxhall Close Nashville, TN 37215	Part of Map 118-11 Parcel 164
This instrument prepared by: Boult, Cummings, Conners & Berry (PLA) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, THE SUNDAY SCHOOL BOARD OF THE SOUTHERN BAPTIST CONVENTION, a Tennessee corporation ("Grantor"), has bargained and sold, and hereby transfers and conveys to THOMPSON-POWELL VENTURE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

It is understood and agreed, and Grantee by acceptance of this instrument expressly agrees, that there are in, upon and over the Property certain electric transmission and distribution lines, water supply mains and sewer lines, all of which constitute a part of the general electric, sewerage and water systems serving the entire property of which the Property is a part and which are essential to the operations of such facilities for serving the entire property, and the said water and sewer lines and electric distribution lines are expressly excepted from this conveyance, and perpetual easements necessary for the use, operation, maintenance,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,725,000.00 .

THOMPSON-POWELL VENTURE, LLC

By: Ronald A Hamm

Title: CHIEF MANAGER

Subscribed and sworn to before me this 4th day of August, 1995.

Loretta B. Rose

Notary Public

My Commission Expires: 5/23/98

LORETTA B. IVEY NOTARY PUBLIC DAVIDSON COUNTY

repair and replacement of said facilities, and for access to and from the same for said purposes, are expressly excepted; provided, however, that there is expressly conveyed to Grantee, its successors and assigns, perpetual easements for the use of all such facilities hereinabove excepted to the extent reasonably necessary to serve the Property, subject only to regularly scheduled rates for water and electricity as used by Grantee, its successors and assigns, and subject to any regularly scheduled rates for sewerage service which may be hereafter established by any appropriate governmental body or agency or public utility charged with maintenance and operation of such sewer mains; and provided, further, that there is expressly conveyed to Grantee, its successors and assigns, perpetual easements for, and the privilege of, tapping or making connection with such sewer and water lines and electric lines hereinabove excepted for the servicing and development of the Property.

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

In addition to the easements for electric transmission and distribution lines, water supply mains and sewer lines as described above, this conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances set forth in Exhibit B attached hereto and incorporated herein by this reference. Further, as to the portion of the Property described in the Quitclaim Deed from CSX Transportation, Inc. to Grantor, of record in Book 9753, page 837, Register's Office for Davidson County, Tennessee, it is understood and agreed, and Grantee by acceptance of this instrument expressly agrees, that this conveyance as to such portion of the Property is subject to the covenants and agreements of Grantor set forth therein, all of which Grantee agrees to perform by acceptance of this instrument.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is unimproved property known as 2421 Powell Avenue, Nashville, Tennessee 37204.

Executed this 4th day of August, 1995.

THE SUNDAY SCHOOL BOARD OF THE SOUTHERN BAPTIST CONVENTION

By: Jimmie Hunter

Title: V.P. Finance & Business Services

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Loretta B. Lane, Notary Public, Jeannie B. Carter, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President-Finance* of The Sunday School Board of the Southern Baptist Convention, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

* + Business Services

WITNESS my hand, at office, this 4th day of August, 1995.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/98

NOTARY PUBLIC
DAVIDSON COUNTY

235288.3 BJENSEN
043185-009 8/2/95

EXHIBIT A

PROPERTY

Being a parcel of land in Nashville, First Civil District, Twenty-Sixth Councilmanic District, Davidson County, Tennessee, located between Powell Avenue and the CSX Transportation Railroad, south of and adjacent to Thompson Lane and being more particularly described as follows:

BEGINNING at the point of intersection of the easterly occupied/usage right-of-way of the CSX Transportation Railroad and the southerly right-of-way of Thompson Lane, said point being 33 feet easterly of the centerline of track;

THENCE, with the southerly right-of-way of said Thompson Lane (controlled access right-of-way), N 50° 42' 05" E, 368.22 feet to a right-of-way monument;

THENCE, leaving said right-of-way with the westerly boundary of a pump station site deeded to Metropolitan Government of Nashville, Davidson County, Tennessee or record in Book 7275, Page 575, Register's Office for Davidson County, Tennessee, S 34° 26' 50" E, 123.73 feet to an iron pin;

THENCE, with the southerly boundary of said pump station site, N 70° 42' 49" E, 175.01 feet to an iron pin;

THENCE, with the easterly boundary of said pump station site along the westerly bank of East Fork Browns Creek, N 27° 40' 35" W, 91.35 feet to an iron pin on the southerly side of a drive leading to said site;

THENCE, along said drive, N 70° 31' 21" E, 167.59 feet to an iron pin in the westerly right-of-way of Old Powell Avenue;

THENCE, with said Powell Avenue, S 27° 41' 21" E, 269.33 feet to an iron pin;

THENCE, S 24° 23' 29" E, 249.82 feet to an iron pin;

THENCE, continuing with said right-of-way with a curve to the left, 87.95 feet to a point, said curve having a radius of 6,738.95 feet, a central angle of 00° 44' 52", a tangent distance of 43.98 feet and a chord of S 24° 45' 55" E, 87.95 feet;

THENCE, leaving said Powell Avenue with a severance line, S 87° 58' 17" W, 129.20 feet to the center of said East Fork Browns Creek;

THENCE, S 58° 01' 24" W, partly along a fence, 559.75 feet to the easterly occupied/usage right-of-way of said CSX Transportation Railroad;

THENCE, with said right-of-way being 33 feet distant from and parallel to the centerline of the main track and with a curve to the right in a northwesterly direction, 599.82 feet to the point of beginning, said curve having a radius of 13,138.44 feet, a central angle of 02° 36' 57", a tangent distance of 299.97 feet and a chord of N 29° 40' 27" W, 599.77 feet.

Containing 410,723 square feet to 9.43 acres, more or less.

Being a part of the property conveyed to The Sunday School Board of the Southern Baptist Convention by deed from Tennessee Development Company of record in Book 1814, page 533, Register's Office for Davidson County, Tennessee, a portion of such property also being the same property conveyed to The Sunday School Board of the Southern Baptist Convention by deed from CSX Transportation, Inc., of record in Book 9753, page 837, Register's Office for Davidson County, Tennessee.

EXHIBIT B

BOOK 9753PG843

Encumbrances

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Transportation Railroad.

3. Easement for the flow of East Fork Browns Creek.

4. Transmission line easement granted to The United States of America by instrument of record in Book 1153, page 542, Register's Office for Davidson County, Tennessee.

5. Transmission line easement granted to The United States of America by instrument of record in Book 1163, page 145, said Register's Office.

6. Transmission line easement granted to The United States of America by instrument of record in Book 1174, page 101, said Register's Office.

7. Easements for electric transmission and distribution lines, sewer mains and water distribution mains reserved in the deed from The United States of America to Tennessee Development Company of record in Book 1561, page 117, said Register's Office.

8. Easements for electric transmission and distribution lines, sewer mains and water distribution mains granted to Colonial Realty Company by deed from Tennessee Development Company of record in Book 1630, page 466, said Register's Office.

9. The terms, conditions, provisions and easements contained in the Contract between Tennessee Development Company and the City of Nashville of record in Book 1635, page 595, said Register's Office.

10. Easements for electric transmission and distribution lines, sewer mains and water distribution mains granted to Colonial Realty Company by deed from Tennessee Development Company of record in Book 1643, page 603, said Register's Office.

11. Easements for electric transmission and distribution lines, sewer mains, water distribution mains and railroad spur track reserved in the deed from Tennessee Development Company to The Sunday School Board of The Southern Baptist Convention of record in Book 1814, page 533, said Register's Office.

12. Easement for underground water main conveyed to Nashville Suburban Utility District of record in Book 3028, page 569, said Register's Office.

13. Lack of access to a controlled access highway as set forth in the deed to the State of Tennessee of record in Book 4567, page 558, said Register's Office.

14. Permanent drainage easement conveyed to the State of Tennessee by deed of record in Book 4680, page 268, said Register's Office.

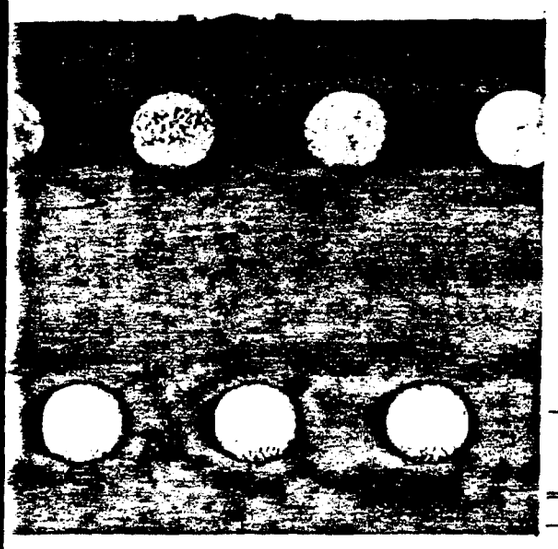
15. Easement for water mains and appurtenances conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 5878, page 474, said Register's Office.

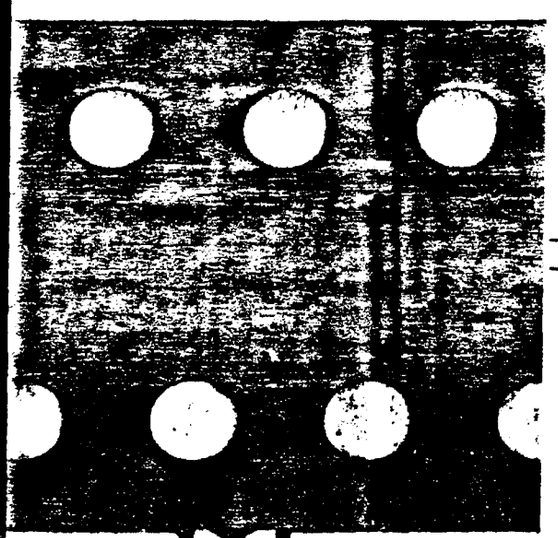
16. Easement for storm sewers and/or sanitary sewers conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 6597, page 381, said Register's Office.

17. Permanent drainage easement conveyed to Metropolitan Government of Nashville and Davidson County by instrument of record in Book 7698, page 302, said Register's Office.

18. Easement for water mains and appurtenances conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 6695, page 66, said Register's Office.

00086572
IDENTIF. ↑ REFERENCE
95 AUG -4 PM 4:25
FILED AND RECORDED IN REGISTER
DAVIDSON COUNTY, TN.
227 08/04 1201 03CHECK 6411.50





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

RECEIVED OF _____

FOR _____

BOOK 9753 PG 851

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

CAMT 1725000.00
CON TX 6382.50
PRFEE 1.00
WDEED 28.00
TOTAL 6411.50
CHECK 6411.50

08/04/95 01 16:25 0001 9274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086572
IDENTIF. ↑ REFERENCE

95 AUG -4 PM 4:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 938297