This document prepared by
E.M. Haywood, Atty.

Please Retrn & Return to:
Chicago Title Ins. Co.
Box 35 File# 0027872

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott W. Layden (NAME)	Scott W. Layden (NAME)	
4712 Benton Smith Road (STREET ADDRESS OR ROUTE NUMBER)	4712 Benton Smith Road (STREET ADDRESS)	Map 149-5
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	Parcel #159

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) cash in hand paid by Grantee and other good and valuable consideration accepted as cash, the receipt and ~~XXXXX~~ sufficiency of which is hereby acknowledged, we, The Young Men's Christian Association of Nashville and Middle Tennessee (owning a 27% interest in the subject property), and the YMCA Foundation of Metropolitan Nashville, Trustees of the YMCA Foundation of Metropolitan Nashville Pooled Income Fund (owning a 25% interst in the subject property, both being not for profit Tennessee corporations, and George M. Miller and wife, Margaret A. Miller (owning a 48% interest in the subject property), collectively the Grantors herein

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have this day bargained and sold, and do hereby transfer and convey unto the said Scott W. ~~Layden~~ Layden, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 17 on the Plan of 2nd revision, Section Five, Terragon Trails, of record in Book 5200, page 18, Registers office for Davidson County, Tennessee all as more particularly described in Schedule A attached hereto and made a part hereof as if written verbatim herein

This conneyance is made subject to an existing lease to Shirley Bowdrv. lessee which expires July 30, 1996, with all of Leasor's obligations thereunder being assumed by Grantee. Said lease is herely assigned to Grantee

YMCA Foundation of Metropolitan Nashville ~~Young Men's Christian Association of Nashville and Middle Tennessee~~ is one and the same entity as YMCA Foundation of Metropolitan Nashville Pooled Income Fund. The former is the correct corporate name.

1254 03/22 0101 03CHECK 191.35

IDENTIFICATION REFERENCE
96 MAR 22 AM 9:04
RECEIVED AND RECORDED BY
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
96 052738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,500.00

Subscribed and sworn to before me this the 20 *day of* MARCH *19* 96

My commission expires: JULY 25, 1998 *(Affix Seal)*

Affiant Clyde D. Baker

Notary Public

Unimproved ( )
This is improved (X) property, known as 4768 Terragon Trails *(House Number)* Antioch *(Street)* TN *P.O. Address:* 37013 *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 20TH *day of* MARCH *19* 96 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George M Miller
George M. Miller

Margaret A. Miller
Margaret A. Miller

The Young Men's Christian Association of Nashville and Middle Tennessee

By: Clyde D. Baker President

The YMCA Foundation of Metropolitan Nasville
Trustees of the YMCA Foundation of Metropolitan Nashville Pooled Incor. Clyde D. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me JAMES RAYHAB, *a Notary Public in and for said County and State* George M. Miller & wife Margaret A. Miller

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at NASHVILLE *Tennessee, this* 20 *day of* MARCH, *19* 96.

Commission expires My Commission Expires July 25, 1998 — *Notary Public*

JAMES RAYHAB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James Rayhab, *a Notary Public of the State and County aforesaid, personally appeared* Clark D. Baker, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Young Men's Christian Association of Nashville & Middle Tenn. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 20 *day of* MARCH, *19* 96.

Commission expires My Commission Expires July 25, 1998 — *Notary Public*

JAMES RAYHAB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James Rayhab, a Notary Public of the State and County aforesaid, personally appeared Clark D. Baker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of the YMCA Foundation of Metropolitan Nashville being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Winess my hand and seal, at office in Nashville, Tennessee this 20 day of MARCH, 1996

Commission expires My Commission Expires July 25, 1998 — Notary Public

JAMES RAYHAB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
George M. Miller, et al

TO
Scott W. Layden

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

BOOK 9987 PG 379

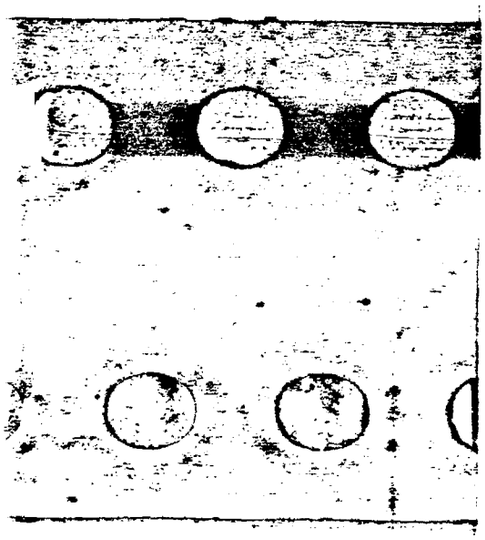
Schedule A
to

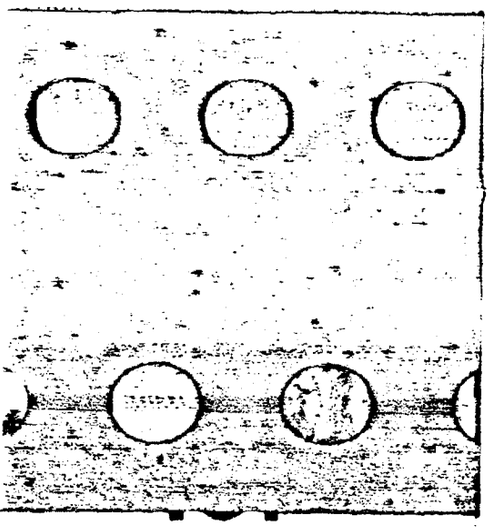
Warranty Deed from The Yound Men's Christian Assocation of Nashville and Middle Tennessee et al, to Scott W. Layden dated MARCH 20, 1996.

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, page 18, Register's office for said County.

Said Lot No. 17, which is a corner lot, fronts 110.16 feet on the southwesterly margin of Terragon Trail and fronts 60.00 feet on the southeasterly margin of Long Branch, said frontages being joined by a curve having a length of 39.27 feet, and extends back 105.00 feet on the southwesterly line and 76.76 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to George M. Miller and wife, Margaret A. Miller by deed of record in Book 5898, page 608, R.O.D.C., TN. And by deed from Geroge M. Miller and wife Margaret A. Miller to The Young Men's Christian Association of Nashville and Middle Tennessee as to a 27% interest of record in Book 9900, page 674, and by deed from George M, Miller and wife Margaret A. Miller to the YMCA Foundation of Nashville, Trustees of the YMCA Foundation of Metropolitan Nashville Pooled Income Fund as to a 25% interest, of record in Book 9900, page 677, all in the Registers' Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	45500.00
CON TX	168.35
PRFEE	1.00
WDEED	12.00
TOTAL	181.35
CHECK	181.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1254

0162738
IDENTIF. ↑ REFERENCE

96 MAR 22 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019293