10059-321

44

Box 44

THIS INSTRUMENT PREPARED BY:
Kathryn Pennington
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $655,000.00.

Mark W. Myers
Affiant

Subscribed and sworn to before me, this 3rd day of May, 1996.

Mary Marlin Bryan
Notary Public

My Commission Expires: 3-27-99

Address New Owner As Follows:
Trevecca Nazarene University
333 Murfreesboro Road
Nashville, TN 37210

Send Tax Bills To:
SAME

Map-Parcel Number:
106-01-095/6DA 02050
106-01-096/6DA 02065
106-01-101/6DA 01965
106-01-102/6DA 01970
106-01-103/6DA 01975
106-01-104/6DA 01980
106-01-106/6DA 01990

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOWARD BAER, INC.**, a ~~Tennessee~~ Delaware corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TREVECCA NAZARENE UNIVERSITY**, a Tennessee non-profit corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 58 on the Map of J. M. Eatherly's Resubdivision of the lands of John Woodard, deceased, as of record in Book 332, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the northerly side of Woodard Street and runs back between parallel lines 186 feet to an alley.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 59 on the Map of J. M. Eatherly's Resubdivision of the lands of John Woodard, deceased, in the old 9th Civil District of said County and State, as of record in Book 332, page 39, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the northerly side of Woodard Street and runs back between parallel lines 186 feet to an alley.

Tract III:
Land in Davidson County, Tennessee, being Lots Nos. 84, 85, 86 and 87, and part of an alley lying in the rear of said lots, as shown on the Map of J. M. Eatherly's Resubdivision of the land of John Woodard, deceased, as of record in Book 332, page 39, Register's Office for Davidson County, Tennessee.

Said Lots 84 and 85 front together 100 feet on the southerly side of Woodard Street and extend back between parallel lines 198 feet to the southerly martin of an alley as closed by Ordinance No. 75-1222.

Said Lots 86 and 87, together with parts of an alley lying south of said lots and east of Lot 87, being described together as follows: Beginning at a point in the southerly margin of Woodard Street at the common front corner of Lots 85 and 86; thence with the line between said lots southerly 198 feet to the southerly margin of an alley closed by Ordinance No. 75-1222; thence with the margin of the same easterly 100 feet to the common northerly corner of Lots No. 96 and 97 on said plan; thence with the line of said lots extended northerly 8 feet to the center of said alley; thence with the center of the same easterly 107.75 feet, more or less, to the center of another alley running north and south; thence with the center of the same northerly 198 feet to the southerly margin of Woodard Street; thence with the margin of the same, westerly 136.6 feet, more or less, to the point of beginning.

Tract IV:
Land in Davidson County, Tennessee, being Lots Nos. 82 and 83, and part of an alley lying in the rear of said lots on the Map of J. M. Eatherly's Resubdivision of the lands of John Woodard, deceased, as of record in Book 332, page 39, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 100 feet on the southerly side of Woodard Street and extend back between parallel lines 198 feet to the southerly margin of an alley closed by Ordinance No. 75-1222.

Tract V:
Land in Davidson County, Tennessee, being Lot No. 81 and part of an alley lying in the rear of said lots, on the Map of J. M. Eatherly's Resubdivision of the lands of John Woodard, deceased, as of record in Book 332, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 50 feet on the southerly side of Woodard Street and runs back between parallel lines 198 feet to the southerly margin of an alley closed by Ordinance No. 75-1222.

Being the same property conveyed to Howard Baer, Inc., by deed from Browning-Ferris Industries of Nashville, Inc., of record in Book 5295, page 423, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. An eight (8) inch sanitary sewer, conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4124, page 357, Register's Office for Davidson County, Tennessee.

3. That portion of the property lying within the bounds of certain alleys closed by Ordinance No. 75-1222 of the Ordinances of the Metropolitan Government of Nashville and Davidson County, Tennessee, is subject to reservations for utilities.

4. Matters which a survey of the property would disclose.

This is improved property known as 73, 75, 77, 80, 82 & 85 Woodard Avenue, Nashville, TN 37210.

Property taxes and other municipal or governmental assessments from January 1, 1996 until such time as Grantor surrenders possession of the herein described property to Grantee will be paid by the Grantor, and Grantor hereby covenants and agrees to hold Grantee harmless from all liability which may arise on account of said taxes or assessments.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the undersigned further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise

WITNESS my hand this 3rd day of May, 1996.

HOWARD BAER, INC.

By: Gregory H. Baer

Name: Gregory H. Baer

Title: Secretary

96 MAY -3 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01178572
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory H Baer, 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 Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

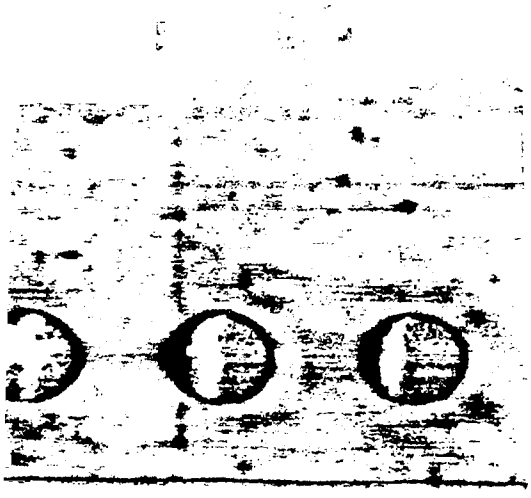
WITNESS my hand, at office, this 3rd day of May, 1996.

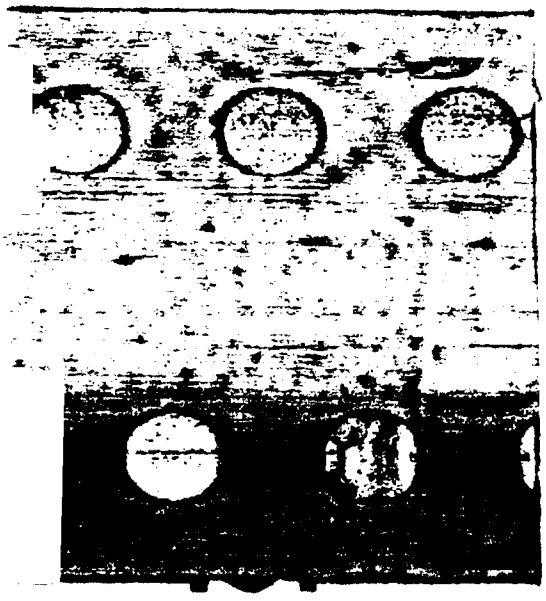
Mary Morgan Bryan
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3-27-99

3.00 25.00 1.01 RECORD 2436.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 10039 Pg 924

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
655000.00
CON TX 2423.50
PRFEE 1.00
WDEED 12.00
TOTAL 2436.50
CHECK 2436.50
05/03/96 01 16:18 0001 8120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178572
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 4:16
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1036143