Box 28

9901022

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10881 PG 424

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,750.00

Kathy Clarke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF April, 19 98

Jo Anne Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (NAME)	Same (NAME)	80-52
P. O. Box 846 (ADDRESS)	(ADDRESS)	80-8-422,423, 425,426, 428,429 & 432
Nashville, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

TRUSTEES OF SAINT JAMES MISSIONARY BAPTIST CHURCH, A TENNESSEE NOT-FOR-PROFIT CORPORATION

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "B")

FELIX E. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.
98 APR -9 PM 3:08

IDENTIF. & REFERENCE 0424034

RECORDERS MEMO
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2482 04/09 0101 03CHECK 16.00

unimproved (X)
This is improved ( ) property, known as _____
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 9th day of April, 19 98.

Beverly Parker, Trustee

Charlene Stuart, Trustee

Cordell Kidd, Trustee

Ora Mai Smith, Trustee

Evan Logan

TRUSTEES OF SAINT JAMES MISSIONARY BAPTIST CHURCH

By: Erastus Rhodes
Erastus Rhodes, Trustee

Eugene McKissark, Trustee

George T. Booker, Jr.

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10881 PG 425

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Beverly Parker, Charlene Stuart, Cordell Kidd, Ora Mai Smith, Eva Rogan, Erastur Rhodes, Eugene McKissack, Trustees, and George T. Brooks, Sr., Pastor, of St. James Missionary Baptist Church, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 9th day of April, 1998.

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

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EXHIBIT "A"

TRACT 1:

BOOK 10881 PG 426

SURVEYORS DESCRIPTION
TRUSTEES OF SAINT JAMES MISSIONARY CHURCH PROPERTY
RIVER MEADOWS SECTION 2
TAX MAP 80, PARCEL 52
DEED BOOK 9831, PAGE 563, R.O.D.C.

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY RIVER MEADOWS, SECTION 1, ON THE EAST BY THE CUMBERLAND RIVER AND ON THE WEST BY THE BORDEAUX HILLS ADDITION, MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY THORNTON & ASSOCIATES, DATED MARCH 23, 1998, AS FOLLOWS:

BEGINNING, AT AN IRON PIN IN THE SOUTHWESTERLY CORNER OF THE PROPERTY, ALSO THE SOUTHEAST CORNER OF THE BORDEAUX HILLS ADDITION AS OF RECORD IN THE PLAT BOOK 4460, PAGE 9, R.O.D.C., TN;

THENCE, WITH SAID ADDITION, N03°03'00"E, 1151.43 FEET TO AN IRON PIN;

THENCE, WITH RIVER MEADOWS, SECTION 1, S86°56'43"E, 120.09 FEET TO AN IRON PIN;

THENCE, WITH THE RIGHT-OF-WAY OF HYDES FERRY ROAD, S66°10'43"E, 53.47 FEET;

THENCE, WITH RIVER MEADOWS, SECTION 1, S86°56'43"E, PASSING A WITNESS PIN AT 213.54 FEET, A TOTAL DISTANCE OF 288.54 FEET TO THE LOW WATERLINE OF THE CUMBERLAND RIVER;

THENCE, WITH SAID RIVER, S08°55'08"W, 1155.24 FEET;

THENCE, WITH THE B.B. DOUBLEDAY, JR. PROPERTY AND THE METRO GOVERNMENT PROPERTY RESPECTIVELY, N84°08'00"W, PASSING A WITNESS PIN AT 50.00 FEET, A TOTAL DISTANCE OF 340.91 FEET TO THE POINT OF THE BEGINNING.

CONTAINING 10.539 ACRES, MORE OR LESS.

Tract 2:

Land in Davidson County, Tennessee, described as follows:

Lot Nos. 1, 2, 4, 5, 7, 8 and 11 on the Plan of River Meadows, Section 1 of record in Book 9700, page 105, Register's Office for said County.

BEING part of the property conveyed to Trustees of Saint James Missionary Baptist Church, a Tennessee not-for-profit Corporation, by deed from Ozburn Hessey Storage Company, of record in Book 9831, page 563, Register's Offie for said County.

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1. Title to that portion of the premises, if any, embraced within the charter right-of-way of the Illinois Central Railroad or its successors or assigns. (n/k/a The Nashville-Ashland City Railroad)

2. Subject to such rights as may be vested in third parties to a 30 foot right of way for a pipe line.

3. Subject to an easement granted to Colonial Pipeline Company, its successors and assigns of record in Book 3675, page 518, said Register's Office.

4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4462, page 81, and of record in Book 4488, page 656, said Register's Office.

5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4723, page 396, said Register's Office.

6. Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

7. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River .

8. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

9. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

10. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River .

11. Matters shown on the Plan of record in Book 9700, Page 105, said Register's Office.

12 No insurance is afforded as to the acreage or square footage contained in the insured property.

13 Matters shown on survey made by Thornton & Associates, dated March 23, 1998.

14. Any cemetery, burial plot or fire tower which may be located within or adjacent to the boundaries of the property and the rights of ingress and egress on the plat of the general public to any said cemetery, burial plot or fire tower.

15. Easement for ingress and egress to and from the cemetery.