File Box 9B
First Title and Escrow Co., Inc.
15710

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road, Suite 110
Nashville, Tennessee 37215

BOOK 11003 PAGE 663

Address New Owner(s):	Send Tax Bills to	Map: 157
Christ Presbyterian Church	New Owner	Parcel: 23
2323 Old Hickory Blvd.		Field Book: 7D37370
Nashville, TN 37215		
ATTN: Bus. Office		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FRANK F. CHALFONT ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRIST PRESBYTERIAN CHURCH ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2031 Old Hickory Boulevard, Nashville, Tennessee.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Martha Chalfont, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the property as a result of her marriage to Grantor.

IN WITNESS WHEREOF, Grantor and his spouse have executed this instrument on this 26th day of June, 1998.

FRANK F. CHALFONT

MARTHA CHALFONT

98 JUL -2 AM 10:55
REGISTER
DAVIDSON COUNTY, TN.

0458168
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank F. Chalfont and wife, Martha Chalfont, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 1998.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of ~~June~~, 1998.

Notary Public

My Commission Expires: 9/23/2001

Exhibit "A"

A tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron post in the south margin of Old Hickory Boulevard at the northwest corner of Sensing thence with said south margin North 86 deg. 00 min. West, 201 feet to an iron post, thence South 4 deg. 00 min. West 1275 feet, more or less, to a point in the line between Davidson County and Williamson County, thence South 86 deg. 00 min. East 201 feet, more or less, to a point in Sensing's west fence line, thence Northerly with Sensing's fence line 1275 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Frank F. Chalfont and wife, Suzanne G. Chalfont by deed from George Reams, Executor of the Estate of A.J. Vaughn, deceased of record in Book 5032, page 581, Register's Office for Davidson County, Tennessee and Book 263, page 472, Register's Office for Williamson County, Tennessee, corrected in Book 5056, page 772, Register's Office for Davidson County, Tennessee and Book 267, page 415, Register's Office for Williamson County, Tennessee. Frank F. Chalfont and Suzanne G. Chalfont have since been divorced. Suzanne G. Chalfont has subsequently conveyed her interest in said property to Frank F. Chalfont by quitclaim deed of record in Book 5609, page 159, Register's Office for Davidson County, Tennessee and Book 366, page 123, Register's Office for Williamson County, Tennessee.

Exhibit "B"

1. Real property taxes for the year 1998, which have been prorated and assumed by Grantee.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8358, page 56, Book 9539, page 635, Book 9539, page 610, Register's Office for Davidson County, Tennessee, and Book 1251, page 676, Register's Office for Williamson County, Tennessee.

3. Easement to U.S.A. of record in Deed Book 99, page 465, Register's Office for Williamson County, Tennessee.

4. Easement for roadway of record in Book 892, page 322, Register's Office for Davidson County, Tennessee, and Deed Book 63, page 194, Register's Office for Williamson County, Tennessee.

5. Memorandum of Agreement of record in Book 7232, page 904, Register's Office for Davidson County, Tennessee as amended by First Amendment of record in Book 10413 , page 173, Register's Office for Davidson County, Tennessee and Book 1511, page 228, Register's Office for Williamson County, Tennessee.

6. Terms and conditions of Metro Letter of record in Book 5199, page 278, Register's Office for Davidson County, Tennessee.

5965 07/02 0101 03CHECK 3256.50

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

RECEIVED OF _____

FOR _____

BOOK 11003 PAGE 667

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
875000.00
CON TX 3237.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 3256.50
CHECK 3256.50
07/02/98 01 10:56 0001 8965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458168
IDENTIFICATION REFERENCE

98 JUL -2 AM 10:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1314738