BOOK 11114 PAGE 31

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Mount Zion Baptist Church	SAME	041-000-20.00
1112 Jefferson Street		041-000-29.00
Nashville, TN 37206		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed to and sworn before me this 15th day of September, 1998.

Notary Public

My Commission Expires: 3/24/98

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CHARLES GAINES THOMASON a/k/a CHARLES G. THOMASON, and wife, R. BERYL THOMASON a/k/a RUTH BERYL THOMASON, hereinafter called "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said MOUNT ZION BAPTIST CHURCH, hereinafter called "GRANTEE", its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, its successors, heirs and assigns forever. We covenant with the said Grantee 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 successors, representatives and assigns, to warrant and forever defend the title to said real estate to said Grantee, its 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 gender.

0488288
IDENTIF. ← REFERENCE
98 SEP 16 AM 8:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Witness my hand this 15th day of September, 1998.

BY: Charles Gaines Thomason
CHARLES GAINES THOMASON

BY: Ruth Beryl Thomason
RUTH BERYL THOMASON

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES GAINES THOMASON a/k/a CHARLES G. THOMASON, and wife, R. BERYL THOMASON, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of September, 1998.

LaSonia F. Moss
Notary Public

My Commission Expires: 3/24/2001

LASONIA F. MOSS NOTARY PUBLIC

Land in Davidson County, Tennessee, described as follows:

TRACT ONE:

A tract of land in the 10th Civil District of Davidson County, Tennessee, said tract being partially bounded on the west by Interstate Highway I-24 (North), and on the north by Little Creek and Old Hickory Boulevard, and being more fully described according to a survey by Parrish-Ragen, Inc., Surveyors, and Engineers, Job No. 73-085, dated October 5, 1973, as follows: Beginning at an iron pin in the southerly margin of Old Hickory Boulevard, said iron pin being westwardly 1900 feet, more or less, from the center line of Brick Church Pike and 30 feet opposite and perpendicular to the center line of Old Hickory Boulevard, and proceeding as follows: leaving the southerly margin of Old Hickory Boulevard with a fence South 5° 41' West a distance of 1,102.60 feet to a fence post; thence with a fence South 82° 29' East a distance of 1,349.40 feet to an iron pin; thence with a fence South 9° 35' West a distance of 229.60 feet to an iron pin; thence with a fence South 21° 56' West a distance of 22.40 feet to an iron pin; thence with a fence South 42° 12' West a distance of 101.20 feet to an existing iron pipe; thence with a fence South 54° 30' West a distance 441.10 feet to an iron pin; thence with a fence South 50° 6' West a distance 81.50 feet to an existing iron pipe; thence with a fence South 18° 53' East 408.90 feet to an iron pin; thence with a fence South 9° 00' East a distance of 75.70 feet to an existing iron pipe; thence South 4° 26' West a distance of 413.90 feet to a 24 inch elm tree; thence with a fence South 83° 39' West a distance of 46.30 feet to an iron pin; thence with a fence South 5° 44' East 770.80 feet to an iron pin at a corner post; thence with fence South 67° 59' West a distance of 217.30 feet to an iron pin in a fence; thence with a fence South 76° 47 West 314.90 feet to an existing iron pipe; thence with a fence South 30° 33' West a distance of 154.70 feet to an iron pin at a fence corner; thence leaving the fence line North 78° 00' West a distance of 396.30 feet to an iron pin in the easterly margin Interstate Highway I-24; thence with the easterly margin of said highway North 12° 11' East 107.20 feet to an iron pin; thence North 53° 06' West a distance of 348.50 feet to an iron pin; thence leaving the easterly margin of said highway and with a fence line North 8° 35' East 194.90 feet to an iron pin; thence with fence North 3° 44' East a distance of 214.90 feet to an iron pin; thence with a fence North 17° 19' East a distance of 340.80 feet to an iron pin; thence with a fence North 50° 02' West a distance of 212.60 feet to an iron pin; thence North 38° 36' West a distance of 92.80 feet to an iron pin; thence North 28° 55' West a distance of 439.30 feet to an iron pin; thence with a fence North 40° 17' West 156.40 feet to an iron pin; thence with a fence north 49° 23' West a distance of 312.60 feet to an iron pin; thence with a fence and the center of a stone fence North 37° 28' West 280.70 feet to an iron pin; thence with the center of said stone fence and continuing beyond said stone fence North 44° 04' West a distance of 151 feet to an iron pin in the easterly margin of Interstate Highway I-24; thence with the easterly margin of said Highway North 15° 15' West a distance of 43.40 feet to an iron pin; thence North 46° 54' West a distance of 454.20 feet to an iron pin; thence North 43° 15' West a distance of 410.80 feet to an iron pin in Little Creek, the southwesterly corner of Reserved Parcel "B" on the recorded plat of Caudill Subdivision, of record in Book 4300, page 152, Register's Office for Davidson County, Tennessee, thence with Little Creek and the southerly margin of said subdivision North 68° 11' East a distance of 181.04 feet to a point; thence North 62° 36' 30" East a distance of

266.14 feet to a point; thence North 61° 15' East a distance of 219.87 feet to a point; thence North 59° 56' 30" East a distance of 222.53 feet to a point, the southeasterly corner of Reserved Parcel "A" on the recorded plat of said subdivision last recited; thence continuing with Little Creek North 65° 44' East a distance of 122.90 feet to an iron pin; thence South 79° 45' East a distance of 190.90 feet to an iron pin; thence North 69° 53' East a distance of 215 feet to an iron pin; thence North 62° 03' East a distance of 632.30 feet to an iron pin in the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard North 77° 51' East a distance of 73.80 feet to the point of beginning, containing 120.40 acres, more or less.

Excepting Therefrom, all those portions thereof lying within the bounds of Section Three, Caudill Subdivision, as shown on the Plan thereof recorded in book 7900, page 655 in said Register's Office, and all those portions thereof, if any, lying within the bounds of Interstate Highway No. 24.

Being a portion of the same property conveyed to Christine Gaines Thomason and Charles Thomason by deed recorded in Book 5694, page 472, in said Register's Office. The said Christine Gaines Thomason having since died.

TRACT TWO:

Land in Davidson County, Tennessee described as follows:

Beginning at a point on the present southerly right-of-way line of Old Hickory Boulevard, said point being S 77 degrees 52° 31" W, 378.16 feet from the northwestwardly corner of Parcel 93 on Tax Map 41 owned by Laura K.P. True as of record in Book 1713, Page 181, R.O.D.C., Tennessee; thence,

S 12 degrees 07 29"E, 12.00 feet to a point; thence,

With a curve to the left (radius 30.00 feet) southwestwardly a distance of 47.12 feet to a point and having a chord bearing and distance of S 32 degrees 52 31" W, 42.426 feet; thence,

S 12 degrees 07' 29" E, 206.20 feet to a point, thence,

S 68 degrees 39 07" W, 81.05 feet to a point, thence,

N 12 degrees 07 29"W, 219.19 feet to a point; thence,

With a curve to the left (radius 30.00 feet) northwesterly a distance of 47.12 feet and having a chord bearing and distance of N 57 degrees 07' 29" W, 42.426 feet; thence,

N 12 degrees 07' 29 W, 12.00 feet to a point on the present south right-of-way line of Old Hickory Boulevard; thence,

With the south right-of-way line of Old Hickory Boulevard N 77 degrees 52' 31"E, 140.00 feet to the point of beginning and containing 21,482 square feet or 0.493 acres.

Being the same property conveyed to Charles G. Thomason by deed recorded in Book 9338, page 630 in said Register's Office.

TRACT THREE:

Easements and rights, which are appurtenant to Tracts One and Two, above, as set forth in, and as amended by, the Agreement recorded in Book 5678, page 245, the Easement Agreement recorded in Book 5832, page 510, the Amended and Modified Easement Agreement recorded in Book 9338, page 638, and the Deed recorded in Book 9338, page 630, in said Register's Office.

1255 09/16 0101 03CHECK 3353.00

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

RECEIVED OF _____

FOR _____

BOOK 11114 PAGE 36

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 900000.00
CON TX 3330.00
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 3353.00
CHECK 3353.00

09/16/98 01 08:58 0001 1255

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488288
IDENTIF. & REFERENCE

98 SEP 16 AM 8:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346636