This instrument prepared by:
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Trustees of The First Baptist Church of Nashville Attn: William H. Temple 108 7th Avenue South Nashville, Tennessee 37203	Same [Exempt]	BOOK 11761 PAGE 230 Map 93-10, Parcels 112, 114, 125, 128 and 129

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, NASHVILLE UNION MISSION, INC. (the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto the TRUSTEES OF THE FIRST BAPTIST CHURCH OF NASHVILLE (the "GRANTEE"), their successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements, alleyways, streets, and rights-of way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located on the north side of Demonbreun Street between 7th Avenue South and 8th Avenue South.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 2,400,000.00.

William H. Temple
Affiant

Subscribed and sworn to before me, this the 17th day of November, 1999.

Notary Public
My Commission Expires: 1/27/01

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, Grantor makes no warranty as to the amount of acreage contained in the Property.

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

GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not further or otherwise.

Nashville Union Mission, Inc., Nashville Union Mission, and Nashville Union Mission, a Tennessee non-profit corporation, are one and the same entity.

WITNESS its hand this 18 day of November, 1999.

NASHVILLE UNION MISSION, INC.

By: Gary Bourgeois

Title: President/CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett a Notary Public in and for the County and State aforesaid, personally appeared Gary Bourgeois, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Pres/CEO of Nashville Union Mission, Inc., the within named bargainor, a Tennessee non-profit corporation, and that he as Pres/CEO of such corporation, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself as Pres/CEO of the corporation.

WITNESS my hand and seal in Nashville, Davidson County, Tennessee, this the 18th day of November, 1999.

Notary Public
My Commission Expires: 1/27/01

NOTARY PUBLIC AT LARGE

c:\wpdocs\nashvuni.on\warrdeed.spe 110499

PROPERTY DESCRIPTION

TRACT 1:

LAND in Davidson County, Tennessee, being a portion of Lot No. 28, on the Plan of Southfield, as shown on plat of record in Plat Book "N", page 459, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Demonbreun Street at a point 110 feet easterly from the easterly margin of 8th Avenue South, formerly Spruce Street; thence easterly along the northerly margin of Demonbreun Street 55 feet to an alley; thence northerly along the westerly margin of said alley 61-1/4 feet, more or less, to the line of the Byrd Douglass property; thence with said line westerly 55 feet to a point 110 feet from 8th Avenue South, formerly Spruce Street; thence along the line of said Douglass property Southerly 61-1/4 feet, more or less to the beginning.

BEING a portion of the same property conveyed to Nashville Union Mission, by Deed of Record in Book 8649, page 548 and Book 8663, page 401, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being land located at the corner of 8th Avenue South, and Demonbreun Street, Nashville, Tennessee, and being particularly described as follows:

Being part of Lot 28 on the Plan of Southfield, as of record in Book "N", page 459, Register's Office for said County, described as follows:

Beginning at the northeast corner of 8th Avenue South, as widened, and Demonbreun Street, thence with the easterly margin of said Avenue, northwardly 71-1/4 feet; thence eastwardly 158-1/2 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 10 feet; thence westwardly 55 feet; thence southwardly 61-1/4 feet to the northerly margin of said Street; thence with said Street, westwardly 103-1/2 feet to the beginning.

BEING the same property conveyed to Nashville Union Mission, by Deed of Record in Book 8649, page 548 and Book 8663, page 401, Register's Office for Davidson County, Tennessee.

TRACT 3:

LAND in Davidson County, Tennessee, being a portion of Lot No. 28, on the Plan of Southfield, as shown on plat of record in Plat Book "N", page 459, in the Register's Office of Davidson County, Tennessee, and described according to a survey made by Barge, Waggoner and Sumner, Inc., date, July 13, 1967, as follows:

Beginning at a point, a cross on walk, in the easterly margin of Eighth Avenue, South, said point being located 169 feet south of the southerly margin of McGavock Street, with said margin of Eighth Avenue South, southerly 56.23 feet (55 feet by deed) to a cross on walk; said point being 122.5 feet North of the northerly margin of Demonbreun Street; thence easterly parallel to and 122.5 feet North of the northerly margin of Demonbreun Street, 152.97 feet (144.79 feet by deed) to an iron pin in the westerly margin of an alley; thence with the margin of said alley, northwardly 56.46 feet (55 feet by deed) to an iron pin which is located 169 feet South of the southerly margin of McGavock Street; thence westerly parallel to and 169 feet South of the southerly margin of McGavock Street, 152.12 feet (144.83 feet by deed) to the point of beginning.

BEING the same property conveyed to Nashville Union Mission, Inc., by Deed of Record in Book 5077, page 175, Register's Office for Davidson County, Tennessee.

EXHIBIT A

TRACT 4:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Southfield, as follows, described as follows:

Beginning at a point on the east side of 8th Avenue South, formerly Spruce Street, 71 feet, 3 inches northerly from the intersection of 8th Avenue South, and Demonbreun Street; running thence easterly on a line parallel with Demonbreun Street, 165 feet more or less to an alley, thence northerly along said alley 51 feet, 3 inches, thence westerly on a line parallel with Demonbreun Street 165 feet, more or less, to the easterly line of 8th Avenue South; thence southerly 51 feet, 3 inches to the beginning including but excluding that strip off the front thereof taken for the purpose of widening 8th Avenue South.

BEING the same property conveyed to Nashville Union Mission, Inc. by Deed of Record in Book 6093, page 181, Register's Office for Davidson County, Tennessee.

TRACT 5:

LAND in Davidson County, Tennessee, being a portion of Lot No. 7, on the Plan of Bedford's Subdivision, as shown on plat of record in Plat Book 161, page 48, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of Lot No. 7 fronts 47 feet 6 inches on the westerly margin of Seventh Avenue South and extends back 56 feet 2 inches on the northerly line and 55 feet 6 inches on the southerly line to a dead line in the rear measuring 47 feet 8 inches thereon.

BEING the same property conveyed to Nashville Union Mission, by Deed of Record in Book 4479, page 54, Register's Office for Davidson County, Tennessee.

TRACT 6:

Being the northerly 10 feet of Lot No. 6 and the southerly 40 feet of Lot No. 5 in Bedford's Subdivision of Lots 19 and 27 of the Southfield Plan in Nashville, as of record in Book 161, page 48, Register's Office for said County, said parts of said lots front together 50 feet on the westerly side of South Vine Street, now 7th Avenue South, and run back between lines, 156.7 feet more or less on the southerly line and 157.4 feet more or less on the northerly line, to an alley in the rear.

BEING the same property conveyed to Nashville Union Mission by Deed of Record in Book 4066, page 69.

TRACT 7:

LAND in Davidson County, Tennessee, being a portion of Lot No. 7, on the Plan of Bedford's Subdivision of Lots 19 and 27 of the Southfield Addition to Nashville, as described in Deed Book 8136, page 17, the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning in the north margin of Demonbreun Street at a point 50 feet eastwardly from the southwest corner of said Lot No. 7, running thence eastwardly with the north side of Demonbreun Street 50 feet; thence northwardly on a line parallel with and 100 feet eastwardly from the westerly line of said Lot No. 7, 47 feet 6 inches to the southerly line of Lot No. 6 on said plan; thence westwardly with said line of Lot No. 6, 50 feet thence southwardly parallel with and 50 feet eastwardly from the westerly line of said Lot No. 7, 48 feet 2 inches to the beginning.

BEING the same property conveyed to Nashville Union Mission, a Tennessee non-profit corporation, by Deed of Record in Book 8136, page 17, Register's Office for Davidson County, Tennessee.

TRACT 8:

LAND in Davidson County, Tennessee, being a portion of Lot No. 7, on the Plan of Bedford's Subdivision of Lots 19 and 27 in Southfield plan, as shown on plat of record in Plat Book 161, page 48, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of said Lot No. 7 fronts 50 feet on the north side of Demonbreun street and more particularly described as follows: Beginning at a point on the north side of Demonbreun Street, and in the southwest corner of said Lot 7, and extending northwardly along the eastern margin of an alley, 48.2 feet to the south line of Lot 6, in the above described subdivision; thence in an eastwardly direction and along the line between Lots 6 and 7, 50 feet to a point; thence in a southwardly direction and in a straight line, 48 feet more or less to a point on the south line of said Lot 7; and on the North margin of Demonbreun Street, 50 feet east of the beginning above described; thence in a westwardly direction 50 feet along the northerly margin of Demonbreun Street, to the beginning.

BEING the same property conveyed to Nashville Union Mission, Inc., by Deed of Record in Book 4389, page 477, Register's Office for Davidson County, Tennessee.

TRACT 9:

LAND in Davidson County, Tennessee, being the south part of Lot No. 6, on the Plan of Bedford's Subdivision of Lots 19 and 27 in the Southfield Plan of Lots, as shown on plat of record in Plat Book 161, page 48, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of said Lot 6 fronts 40 feet on the west side of 7th Avenue South, formerly Vine Street, and runs back between lines, 156.5 feet on the north line and 156.2 feet on the south line, to an alley on which it measures 40 feet.

BEING the same property conveyed to Nashville Union Mission, Inc., by Deed of Record in Book 4201, page 487, Register's Office for Davidson County, Tennessee.

EXCEPTIONS TO TITLE

The Property described in Exhibit A is conveyed subject to the following:

1. Property taxes for any periods subsequent to the date of this deed.

2. Matters shown on the plat of record in Book 161, page 48, Register's Office for Davidson County, Tennessee.

3. Matters shown on the survey of the Property dated August 27, 1999, prepared by R. Scott Cherry of Cherry Land Surveying, Inc., 622 West Iris, Nashville, TN, TLS 1512, Job No. 99218, including any revisions to said survey

06621162
[illegible] REFERENCE
99 NOV 30 PM 12:39
[illegible] REGISTER
DAVIDSON COUNTY, TN.
6409 11/30 0101 03CHECK
907.00

EXHIBIT B

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

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06621162

...WHEREIN

99 NOV 30 PM 12:39

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

PAID

2400000.00
CO TX 8880.00
PRFEE 1.00
MTGFEE 24.00
CFEE 2.00
TOTAL 8907.00
CHECK 8907.00

11/30/99 01 12:39 0001 6409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544025