Instr:200002100013476 Page: 1 OF 5
REC'D FOR REC 02/10/2000 8:12:06AM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $259.00

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

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Melissa Miller
AFFIANT

Subscribed and sworn to before me, this 10 day of ~~October~~, ~~1999~~. Feb. 2000

L. Chandler DepReg
~~Notary Public~~

~~My Commission Expires~~: _____

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Messiah Baptist Church 88 Lafayette Street Nashville, Tennessee 37210	Exempt	Map 93-15 Parcels 114 and 117

SPECIAL WARRANTY DEED CONVEYING FEE SIMPLE DETERMINABLE WITH POSSIBILITY OF REVERTER

For and in consideration of the premises and the ongoing Christian ministry and witness of Grantee, the **TRUSTEES OF THE FIRST BAPTIST CHURCH OF NASHVILLE, A CORPORATION ORGANIZED AND EXISTING BY SPECIAL ACT OF THE LEGISLATURE OF TENNESSEE,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MESSIAH BAPTIST CHURCH, a Tennessee non-profit corporation,** hereinafter called the Grantee, its successors and assigns, **FOR SO LONG AS THE SUBJECT PROPERTY IS USED FOR PURPOSES OF A BAPTIST CHURCH HAVING BELIEFS AND TEACHINGS IN ACCORDANCE WITH THE BAPTIST FAITH AND MESSAGE AS ADOPTED BY THE SOUTHERN BAPTIST CONVENTION IN 1963,** certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 and Lots Nos. 3 and 4 on the Plan of J. M. Murrell's Addition to South Nashville, as of record in Plat Book 1, page 86, Chancery Court at Nashville.
>
> Parts of Lots Nos. 1 and 2 described as follows: Beginning on the northerly margin of Lafayette Street, as widened, at a point 84.9 feet west of the westerly margin of Wharf Avenue, being George W. Kleiser's southwest corner, as now established; thence with said Kleiser's westerly line, northwardly 121.4 feet to the southerly margin of an alley; thence with said alley, westwardly 32 feet to an iron pin, the northeast corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3

southwardly 116.3 feet to the northerly margin of Lafayette Street, as widened; thence with said street, eastwardly, 40.8 feet to the beginning.

SAID Lot No. 3 described as follows: Said Lot fronts 40 feet on the north side of Murfreesboro Pike or Lafayette Street as now widened, and located, and runs back between lines, 111 feet more or less on the west line and 117 feet more or less on the east line, to an alley in the rear, measuring 40 feet thereon.

SAID Lot No. 4 described as follows: Said Lot No. 4 fronts 40 feet on the north side of Lafayette Street (or Murfreesboro Road) as widened, and extends between parallel lines approximately 111 feet on the east side and 105 feet on the west side to an alley in the rear.

Being the same property conveyed to First Baptist Church by Installment Deed from Wilson Sims, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, of record in Book 5951, page 739, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 on the Plan of Murrell's Subdivision in South Nashville, as of record in Plan Book 1, page 86, Chancery Court at Nashville, described according to a survey made by Z. J. Wilkinson, Surveyor, March 25, 1949, as follows:

Beginning at a point on the northerly margin of Lafayette Street, as widened, at the corner of Lots Nos. 4 and 5; thence with the northerly margin of said Lafayette Street, westwardly 67 feet to the beginning of a curve; thence around said curve in a northwesterly direction 25 feet, more or less, to a point in the northeasterly margin of University Place, as widened; thence with the northeasterly margin of said University Place, nortwestwardly, 30 feet to a point in the southerly margin of a 12 foot alley; thence with the southerly margin of said alley, northeastwardly 134 feet to a stake in the northwest corner of said Lot No. 4; thence with the line between said Lots Nos. 4 and 5, southwardly 103.3 feet to the beginning.

Being the same property conveyed to Trustees of the First Baptist Church of Nashville, a corporation organized and existing by special act of the Legislature of Tennessee, by deed from Claire Hollandsworth Ford, of record in Book 8511, page 114, Register's Office for Davidson County, Tennessee.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

This conveyance is subject to fill slope easements vested in the City of Nashville by decree entered in Minute Book 37, pages 22 and 306, Third Circuit Court for Davidson County, Tennessee, any other matters of record and such state of facts as a survey of the premises would disclose.

In the event Grantee desires to sell or otherwise transfer the subject property in connection with relocation of its facilities to another place for continued operation of a Baptist Church having beliefs and teachings in accordance with the principles of The Baptist Faith and Message as adopted in 1963, as set forth above, then Grantee may request that Grantor release to Grantee the possibility of reverter held by Grantor herein. If Grantor determines that Grantee will continue to be a Baptist Church with beliefs and teachings in accordance with the principles set forth above,

then Grantor may release the possibility of reverter to Grantee, in the discretion of Grantor.

If the subject property shall cease to be used for purposes of a Baptist Church having beliefs and teachings as set forth above, title to the property shall revert to the Grantor, and the successors and assigns thereof, in as full and ample a manner as if this deed had never been given, and no re-entry by the Grantor, or the successors or assigns thereof, shall be necessary, it being the intent of the Grantor to convey to Grantee a fee simple determinable with a possibility of reverter.

This is improved property known as 84 and 88 Lafayette Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, for so long as the property is used as set forth above; and the undersigned do further covenant and bind themselves, their successors and assigns, to warrant and defend the title to the interest in said land herein conveyed 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 our hands this 1st day of October, 1999.

TRUSTEES OF THE FIRST BAPTIST CHURCH OF NASHVILLE, A CORPORATION ORGANIZED AND EXISTING BY SPECIAL ACT OF THE LEGISLATURE OF TENNESSEE, WHO SIGN IN THEIR REPRESENTATIVE CAPACITIES ONLY AND WITHOUT PERSONAL LIABILITY:

Christy Batts, Trustee

Ronnie Boling, Trustee

Robert M. Turner, Trustee

Lucien Dale, Trustee

Kim Williams, Trustee

Sarah Bickerstaff, Trustee

A. D. Hancock, Trustee

Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTY BATTS,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 1999.

Notary Public

My Commission Expires: My Commission Expires November 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONNIE BOLING,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 1999.

Notary Public

My Commission Expires: My Commission Expires November 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT M. TURNER,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 1999.

Notary Public

My Commission Expires: My Commission Expires November 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUCIEN DALE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 1999.

Notary Public

My Commission Expires: My Commission Expires November 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KIM WILLIAMS,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 1999.

Ann S. Beasley
Notary Public

My Commission Expires: My Commission Expires November 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH BICKERSTAFF,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 1999.

Ann S. Beasley
Notary Public

My Commission Expires: My Commission Expires November 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **A. D. HANCOCK,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 1999.

Ann S. Beasley
Notary Public

My Commission Expires: My Commission Expires November 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 1999.

Ann S. Beasley
Notary Public

My Commission Expires: My Commission Expires November 24, 2001