DOH-1053

RETURN TO:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **December, 2000** between **JAMES B. CLOYD and DOROTHY ANN CLOYD** , GRANTOR, and **HERMITAGE UNITED METHODIST CHURCH** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

See Exhibit "A" Legal Description attached hereto and incorporated herein.

Including all structures thereon.

Davidson County DEEDWARR
Recvd: 01/02/01 10:01 4pgs
Fees:30.00 Taxes:5180.00
20010102-0000213

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

James B. Cloyd
JAMES B. CLOYD
Signature of Seller

Dorothy Ann Cloyd
DOROTHY ANN CLOYD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JAMES B. CLOYD and DOROTHY ANN CLOYD** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **December, 2000.**

JAIME L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 24, 2001

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

HERMITAGE UNITED METHODIST CHURCH
4262 ANDREW JACKSON PARKWAY
HERMITAGE, TENNESSEE 37076

Property Address:

4262 ANDREW JACKSON PARKWAY
HERMITAGE, TENNESSEE 37076

Person Responsible for Taxes:

SAME

Parcel #:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$1,400,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **December, 2000.**

JAIME L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 24, 2001

Notary Public

My Commission Expires: _____

RETURN TO:

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228 JACKSON MEADOWS
HERMITAGE, TN 37076

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT or parcel of land situated in the 12th Councilmanic District of Davidson County, Tennessee and described according to an unrecorded survey by John D. McCormick - RLS #674 (see Schedule "A" attached hereto and incorporated herein by reference) dated September 18, 2000 as follows:

BEGINNING at an existing iron rod in the westerly margin of Andrew Jackson Parkway, said point being the southeast corner of said Cloyd Property in Deed Book 8607, Page 705 and being northeast corner of the Dupont-Hadley School property and being the southeast corner of the property herein described; thence North 55 deg. 27 min. 38 sec. West a distance of 630.21 feet to an existing concrete monument; thence South 54 deg. 07 min. 27 sec. West a distance of 387.71 feet to an existing concrete monument; thence North 34 deg. 13 min. 35 sec. West a distance of 261.30 feet to an existing concrete monument; thence North 27 deg. 52 min. 16 sec. East a distance of 492.82 feet to a rod in fence line; thence along a fence line in a tree row South 63 deg. 50 min. 38 sec. East a distance of 364.51 feet to an iron rod; thence North 20 deg. 04 min. 52 sec. East a distance of 54.15 feet to an iron rod; thence South 84 deg. 28 min. 35 sec. East a distance of 83.50 feet to an iron rod; thence North 20 deg. 30 min. 00 sec. East a distance of 489.66 feet to an iron rod in a chain link fence line being the northerly line of the said Cloyd property in Deed Book 8607, Page 705; thence along the chain link fence line South 64 deg. 06 min. 32 sec. East a distance of 454.90 feet to an iron rod in the westerly margin of Andrew Jackson Parkway being the northeasterly corner of the said Cloyd property in Deed Book 8607, Page 705; thence along the westerly margin of Andrew Jackson Parkway a distance of 959.73 feet to the point of beginning and containing 15.486 acres more or less.

BEING part of the same property conveyed unto James B. Cloyd and wife, Rachel H. Cloyd by deed from Clarence Ollie Brown and wife, Gladys Brown dated October 12, 1960, of record in Book 3157, Page 157, Register's Office for Davidson County, Tennessee. Subsequently, James B. Cloyd and Rachel H. Cloyd having divorced in the Second Circuit Court for Davidson County, Docket #94395, a copy of which is of record in Book 5514, Page 682 said Register's Office. James B. Cloyd having created a tenancy by the entirety between James B. Cloyd and wife, Dorothy Ann Cloyd by instrument dated April 21, 1992 and of record in Book 8607, Page 705, Register's Office for Davidson County, Tennessee. The said Rachel H. Cloyd having conveyed her interest to James B. Cloyd and wife, Dorothy E. Cloyd by instrument dated November 1st, 1999 and recorded in Book 11746, Page 82, said Register's Office. The said Dorothy Ann Cloyd and Dorothy E. Cloyd being one and the same person.

THIS CONVEYANCE IS SUBJECT TO a Fifty (50) foot ingress-egress and utility easement along the northerly line of the above described property from Andrew Jackson Parkway to the remaining Cloyd property and described as follows:

BEGINNING at an iron rod in the westerly margin of Andrew Jackson Parkway, said point being the beginning point and the northeast corner of the above described 15.486 acres more or less tract; thence along the westerly margin of Andrew Jackson Parkway South 15 deg. 42 min. 07 sec. West a distance of 50.80 feet; thence leaving Andrew Jackson Parkway North 64 deg. 06 min. 32 sec. West a distance of 459.17 feet to a point in the remaining Cloyd property; thence North 20 deg. 30 min. 00 sec. East a distance of 50.22 feet to an iron rod in a chain link fence line; thence along the chain link fence line South 64 deg. 06 min. 32 sec. East a distance of 454.90 feet to the point of beginning and containing 22,851 square feet more or less.

This Easement appurtenant is retained and shall remain in effect as long as the dominant tenement shall continue to be used as a single family residence. When this parcel shall cease to be so used this easement shall expire completely.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING: taxes for the year 2000, which have been prorated and assumed by the Grantee(s); title to that portion of the premises embraced within the bounds of any graves or graveyards with all rights of ingress and egress thereto; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

JBC
DC
9-7-2

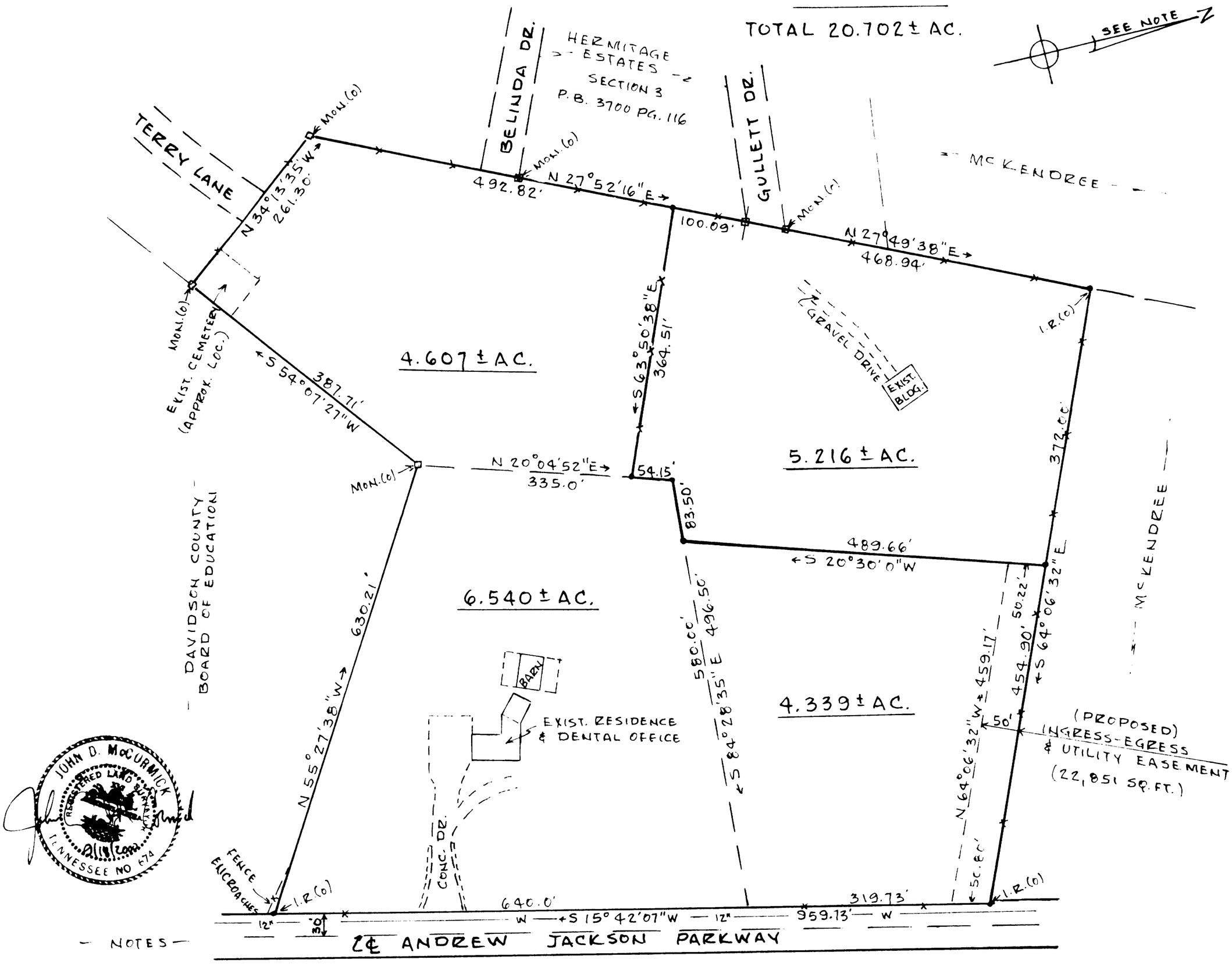
SCHEDULE "A"

AREA

5.216 ± AC.

15.486 ± AC.

TOTAL 20.702 ± AC.



JOHN D. McCORMICK REGISTERED LAND SURVEYOR TENNESSEE NO 674 9/19/2000

— NOTES —

THIS SURVEY IS BASED ON GROUND EVIDENCE & IS SUBJECT TO FINDINGS OF A TITLE SEARCH & REPORT. THE PURPOSE IS TO SHOW BOUNDARIES & AREAS.

THIS IS A CATAGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 OR GREATER.

MCN.(O) -- INDICATES EXIST. CONC. MONUMENT LOCATED

I.R.(O) -- INDICATES EXIST. IRON ROD LOCATED

I.R.(N) -- INDICATES NEW IRON ROD INSTALLED

BEARINGS COMPUTED FROM PREVIOUS BOUNDARY SURVEY.

BY: JOHN D. McCORMICK - RLS # 674
6247 N. NEW HOPE RD.
HERMITAGE, TN. 37076

TEL. (615) 883-5407

BOUNDARY SURVEY & DIVISION

— PROPERTY OF —

JAMES B. CLOYD AND WIFE, DOROTHY ANN CLOYD

DEED BK. 8607 PG. 705

12TH COUNCILMANIC DISTRICT DAVIDSON COUNTY, TN.

SEPT. 18, 2000

0 100' 200' 300'

SCALE 1"=100'

TAX MAP 75 PARCEL 44