Davidson County DEEDWARR
Recvd: 03/02/01 16:22 4pgs
Fees:17.00 Taxes:3700.00
20010302-0020099

Box 31

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Wardens and Vestry of Christ Episcopal Church (Cathedral) c/o Charles W. Cook, III Stokes Bartholomew Evans & Petree, P.A. SunTrust Center 424 Church Street Suite 2800 Nashville, Tennessee 37219	Tax Map 93-5-4, Parcel 37 Tax Map 93-5-4, Parcel 38 Tax Map 93-5-4, Parcel 39 Tax Map 93-5-4, Parcel 40	Wardens and Vestry of Christ Episcopal Church (Cathedral) c/o Charles W. Cook, III Stokes Bartholomew Evans & Petree, P.A. SunTrust Center 424 Church Street Suite 2800 Nashville, Tennessee 37219

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BW)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million and No/100 DOLLARS ($1,000,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lifeway Christian Resources of the Southern Baptist Convention, formerly known as the Sunday School Board of the Southern Baptist Convention (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to the Wardens and Vestry of Christ Episcopal Church (Cathedral), to be held subject to the Charter, Constitution and Canons of The Convention of The Protestant Episcopal Church in the Diocese of Tennessee, a corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties,

2. Any utility easements or lines affecting the Property, as shown on the survey identified in Exhibit A attached hereto

3. Easement for party wall as set out in the deed to Mrs. Lizzie C. Williams from William B. Newell, et al of record in Book 62, page 227, Register's Office for Davidson County, Tennessee.

4. Rights of Grantor and Grantor's employees and visitors to use, without charge, the parking lot on the Property, pursuant to the terms of that certain Contract for Sale of Real Estate entered into between Grantor and J. Bradbury Reed on October 24, 2000 (the "Contract"), which rights

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

LE Wood
Affiant

Subscribed and sworn to before me this 1st day of March, 2001.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2002

NOTARY PUBLIC AT LARGE

0702171.01
004800-009 03/01/2001

expire not later than August 31, 2003, or earlier as provided in the Contract.

This is improved property, known as 127-129, 8th Avenue North and 131, 135 and 139, 8th Avenue North.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Except as set forth herein, Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered, provided, however, that Grantor makes no covenants or warranties regarding the status of title to that portion of the Property embraced within the bounds of any streets, roads, or highways.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTION THAT NEITHER THE PROPERTY NOR ANY PORTION THEREOF SHALL BE USED AT ANY TIME FOR ANY OF THE FOLLOWING PURPOSES: THE DISPLAY OR SALE OF PORNOGRAPHIC LITERATURE, AUDIO, OR VIDEO PRODUCTS; OFF-TRACK BETTING OR GAMBLING; OPERATION OF A TAVERN, PUB, BAR, NIGHT CLUB OR DISCOTHEQUE; OPERATION OF A SO-CALLED "HEAD SHOP;" OPERATION OF A BILLIARD PARLOR; OPERATION OF ANY ADULT BOOKSTORE OR MASSAGE PARLOR; OR THE SALE OF ALCOHOL.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1st day of March, 2001.

Lifeway Christian Resources of the Southern Baptist Convention, formerly known as the Sunday School Board of the Southern Baptist Convention

By: Norman W. Rivinoy

Title: Secretary of the Corporation

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Leigh Ann Buckley Notary Public, Norman W. Finney, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Secretary of Lifeway Christian Resources of the Southern Baptist Convention, formerly known as the Sunday School Board of the Southern Baptist Convention, a Tennessee not-for-profit corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 1ST day of March, 2001.

Leigh Ann Buckley
Notary Public

My Commission Expires: 1-29-2005

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, beginning at a point in the westerly margin of 8th Avenue North, said point being northerly 264.75 feet from the northerly margin of Broadway, said point also being the northerly margin of a 16 foot alley as of record in Book 8351, page 26, as more particularly described as follows:

Thence S 60 deg. 11'14" W, 157.35 feet to a P.K. Nail;

Thence N 28 deg. 41'18" W, 139.97 feet to a P.K. Nail;

Thence a curve to the right, having a central angle of 85 deg. 14'19", a radius of 10.00 feet and an arc length of 14.88 feet to a P.K. Nail;

Thence a curve to the left, having a central angle of 09 deg. 53'07", a radius of 615.00 feet and an arc length of 106.11 feet to a iron pin;

Thence N 46 deg. 39'54" E, 19.17 feet to a iron pin;

Thence a curve to the right, having a central angle of 104 deg. 36'47", a radius of 20.00 feet and an arc length of 36.52 feet to a P.K. Nail;

Thence S 28 deg. 43'19" E, 150.22 feet to the point of beginning, containing 0.573 acres or 24,963.51 square feet.

Being part of the same property conveyed to The Sunday School Board of the Southern Baptist Convention, a Tennessee not-for-profit corporation, by deeds of record in Book 5985, page 812, Book 7530, page 306 and Book 8351, page 24, Register's Office for Davidson County, Tennessee. The foregoing description is set forth according to that certain survey of Volunteer Surveying, prepared by Phillip E. Holmes, Jr. (RLS No. 1728) dated December 20, 2000, and being identified as File No. 00168.