This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street
Suite 1800
Nashville, Tennessee 37238-1800

Davidson County DEEDWARR
Recvd: 06/15/01 14:05 3pgs
Fees:15.00 Taxes:989.75
20010615-0063611

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
The YMCA of Middle Tennessee 900 Church Street Nashville, Tennessee 37204	Same	Tax Map 83-6, Parcel 350

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **FRED UPCHURCH** and wife, **PATSY A. UPCHURCH**, the Grantors herein, have bargained and by these presents do transfer and convey unto **THE YMCA OF MIDDLE TENNESSEE**, the Grantee herein, its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING the northerly 226 feet of the easterly 125 feet of Lot No. 4 on the Map of W.L.Horn's Sprout Spring Addition, of record in Book 57, page 106, Register's Office for Davidson County, Tennessee, and also of record in Book 332, page 164, said Register's Office.
>
> Said part of said lot fronts 125 feet on the northerly side of Eastland Avenue and runs back between parallel lines along the westerly margin of North 17th Street, formerly Hughes Street, 226 feet to a dead line.
>
> BEING the same property conveyed to Fred Upchurch and wife, Patsy A. Upchurch, by deed from Nina Ruth Warwick Mingledorff of record in Book 7678, page 775, said Register's Office.
>
> This improved property known as 1708 Eastland Avenue, Nashville, Davidson County, Tennessee, 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns, forever. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of

said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 2001 which have been prorated between the parties hereto. Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 15 day of June, 2001.

FRED UPCHURCH

PATSY A. UPCHURCH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Fred Upchurch and wife, Patsy A. Upchurch, 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 15 day of June, 2001.

Notary Public

My Commission Expires

DEBBIE L. SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $267,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Tim Weill Sr. VP Finance

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 15th day of June, 2001.

Debbie L. Sloan

Notary Public
My Commission Expires:

DEBBIE L. SLOAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 2002