Davidson County DEEDWARR
Recvd: 12/28/01 13:45 4pgs
Fees:23.00 Taxes:2735.78
20011228-0143728

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Young Men's Christian Association of Middle Tennessee 900 Church Street Nashville, TN 37203	Same	93-5 161.00
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (EEH) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, H.G. HILL REALTY COMPANY ("**Grantor**") has bargained and sold, and hereby transfers and conveys to the YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE ("**Grantee**"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

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

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

1. Easement of record in Book 8042, page 401, Davidson County, Tennessee, Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $739,400.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2001.

Notary Public

My Commission Expires: 10/08/05

764449 v1
039560-058 12/20/01

Grantor covenants with 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 except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 20th day of December, 2001.

GRANTOR:

H.G. HILL REALTY COMPANY

By: Wentworth Caldwell Jr.
Wentworth Caldwell, Jr., Chairman

By: Emma W Hoff
Title: EVP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Emma Jean Hoff, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Wentworth Caldwell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of H.G. Hill Realty Company, the within named bargainor, a corporation, and that he as such Chairman, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Chairman.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 20th day of December, 2001.

Emma Jean Hoff
Notary Public

My Commission Expires:
May 30, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Emma Jean Hoff, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James W. Granbery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Executive Vice Pres. of H.G. Hill Realty Company, the within named bargainor, a corporation, and that he as such Executive Vice Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as such Executive Vice Pres

WITNESS my hand and seal at office in Nashville, Tennessee, this the 20 th day of December, 2001.

Emma Jean Hoff
Notary Public

My Commission Expires:
~~December~~ May 30, 2004

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, the westerly part of Lot No. 2, the lot marked "Dibrell Lot", that part of the abandoned alley north of same, the westerly part of Lot No. 4, and the southerly 10 feet of the westerly part of Lot No. 5 on the plan of the division of the property of C.D. Elliott as of record in Plat Book No. 1, page 72, Chancery Court at Nashville, described together according to a survey made by Barge, Waggoner and Sumner, Inc., January 8, 1963, as follows:

BEGINNING at the northeast corner of Church Street, as widened, and McLemore Street; thence with the easterly margin of McLemore Street North 27 deg. 15 min. 51 sec. West 209.28 feet to the southwest corner of the property conveyed to General Outdoor Advertising Company by deed from Commerce Union Bank, Executor of record in Book 1196, page 414, Register's Office for said County, thence with said Company's southerly line North 62 deg. 44 min. 09 sec. east 52.97 feet to the westerly margin of 9th Avenue North, as widened; thence southwardly with said Avenue on a curve to the right having a radius of 213 feet and a central angle of 21 deg. 15 min. 44 sec. east 1.25 feet to an offset in said street; thence with said offset North 62 deg. 52 min. 40 sec. East 3.71 feet; thence South 27 deg. 23 min. 21 sec. East 110.28 feet, continuing with said westerly margin of 9th Avenue North to the beginning of curve; thence with a curve to the right having a radius of 20.90 feet and a central angle of 89 deg. 37 min. 23 sec. southwestwardly 32.69 feet to a point on the northerly margin of Church Street; thence with said Street South 62 deg. 14 min. 02 sec. West 50.35 feet to the beginning, containing 0.3 acres, more or less.

Included in the above description but excluded from this conveyance is all that property conveyed to Metropolitan Government of Nashville of Davidson County, Tennessee, of record in Book 8042, page 401, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H.G. HILL REALTY COMPANY, A TENNESSEE CORPORATION, by deed from EDWARD C. DUNN AND WIFE, SHIRLEY DUNN, of record in Book 7801, page 793, said Register's Office.