THIS INSTRUMENT PREPARED BY:
**BONE McALLESTER NORTON PLLC**
511 Union Street, Suite 1600
Nashville, Tennessee 37219

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Pentecostal Tabernacle Church<br>4900 Clarksville Pike<br>Nashville, Tennessee 37218 | 058-163.00 | same |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Terry Mays and Beth Morgan Buchignani, Trustee of the Testamentary Trust created by the Last Will and Testament of J.A. Morgan** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Pentecostal Tabernacle Church, Inc.** (the "Grantee"), its assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as Metro Tax Map Parcel No. 058-163.00 and is located at intersection of Kings Lane and Clarksville Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Davidson County DEEDWARR
Recvd: 01/03/03 15:31 4pgs
Fees:23.00 Taxes:777.00
20030103-0001443

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 13th day of December, 2002.

GRANTOR:

Terry Mays

**Terry Mays**

x Beth Morgan Buchignani, Trustee

**Beth Morgan Buchignani, Trustee of the Testamentary Trust created by the Last Will and Testament of J.A. Morgan**

STATE OF TENNESSEE )
COUNTY OF MAURY )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Terry Mays (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Maury County, Tennessee, this the 13th day of December, 2002.

Marlene Ogilvie

NOTARY PUBLIC

My Commission Expires: 8/19/03

STATE OF TENNESSEE )
COUNTY OF MAURY )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Beth Morgan Buchignani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee for the Testamentary Trust created by the Last Will and Testament of J.A. Morgan, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said as Trustee.

Witness my hand and seal, at office in Maury County, Tennessee, this the 13th day of December, 2002.

x Renee M. Watson

NOTARY PUBLIC

My Commission Expires: 11-9-05

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $210,000.00.

Subscribed and sworn to before me, this the 30th day of December, 2002.

Kimberly R Mankin

Notary Public

My Commission Expires: 9-30-2006

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being more particularly described as follows:

Being a 4.98, more or less, acre tract of land in the 2nd Councilmanic District of Davidson County, Tennessee, located at the southeasterly quadrant of Kings Lane and Clarksville Pike and described according to a survey by James N. Thomasson, Jr., dated March 31, 1971, as follows:

Beginning at a point at the southeast intersection of Kings Lane and Clarksville Pike, said point being the most northwest corner of the herein described tract; thence along the most southerly margin of Kings Lane, North 78 deg. 56 min. 02 sec. East a distance of 403.83 feet to a point; thence leaving said southerly margin, South 8 deg. 18 min. 40 sec. West a distance of 579.27 feet to a point; thence South 81 deg. 40 min. 16 sec. West a distance of 397.57 feet to a point on the easterly margin of Clarksville Highway; thence North 8 deg. 18 min. 40 sec. East a distance of 559.02 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is an 0.93, more or less, acre tract of land, shown as Lot 1 on the plat of Fulcher Square of record in Book 5190, page 727, Register's Office for said County, conveyed to Kwik Sak, Incorporated in Book 9025, page 832, Register's Office for said County; and lying in the 2nd Councilmanic District of Davidson County, Tennessee, said tract being described according to a survey of Anderson-Delk & Associates, dated October 26, 1982, as follows:

Beginning at a point at the southeast intersection of Kings Lane and Clarksville Pike; thence along the most southerly margin of Kings Lane, North 79 deg. 13 min. 50 sec. East a distance of 212.05 feet to a point; thence leaving said southerly margin South 8 deg. 38 min. 13 sec. West a distance of 238.46 feet to a point; thence North 81 deg. 21 min. 47 sec. West a distance of 200 feet to a point on the easterly margin of Clarksville Highway; thence along said easterly margin of Clarksville Highway North 8 deg. 38 min. 13 sec. East a distance of 168 feet to the point of beginning.

Being the same property conveyed to Terry Mays and J.A. Morgan, as equal tenants in common, by deed from M & M Development Company, a Tennessee general partnership composed of Terry Mays and J.A. Morgan, of record in Book 8016, page 125, Register's Office for Davidson County, Tennessee. J.A. Morgan having since died, title vests in Terry Mays and Beth Morgan Buchignani, Trustee of the Testamentary Trust created by the Last Will and Testament of J.A. Morgan. Said Will having been probated in the Maury County Clerk & Master's Office as Instrument No. P-061-94.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2002, a lien, now due and payable.
2. Sanitary Sewer/Storm Drainage Easements of record in Book 6167, page 604, and Book 6167, page 607, Register's Office for said County.
3. Slope Easement Grant of record in Book 9516, page 523, Register's Office for said County.
4. Drainage Easement Grant of record in Book 9516, page 532, Register's Office for said County.
5. Easement to the State of Tennessee recorded in Instrument No. 200004260041435, Register's Office for said County.
6. All matters shown on survey prepared by James N. Thomasson, Jr., dated March 31, 1971.

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