WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/04 11:07 4 pgs
Fees:23.00 Taxes:2525.04

20040122-0008543

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $682,443.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: August 20, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Church of Christ at Tusculum	owner	**172-00-0-092.00**
(NAME)	(NAME)	
4916 Nolensville Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Woodbine Freewill Baptist Church**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Church of Christ at Tusculum**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached "Exhibit A"

Being part of the same property conveyed to Woodbine Freewill Baptist Church by deed of record in Book 7931, Page 905, Register's Office for Davidson County, Tennessee. The Chairman of the Trustees and Pastor are authorized to execute this conveyance on behalf of the Church pursuant to the Church By-Laws and Church Resolutions.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as Acres 18.328± **Nolensville Pike, Nashville, TN**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness **our hands** this **19th day of January, 2004**.

Woodbine Freewill Baptist Church

By: _____

Rev. Roy W. Harris,

Attest: _____

Terry R. Welsh, Chairman of Trustee's

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terry R. Welsh, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chairman of Trustee's of Woodbine Freewill Baptist Church, and that he/she as such Chairman of Trustee's executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 19th day of January, 2004.

Commission Expires:8/20/07 LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. _____ Notary Public

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Pastor Roy W. Harris, 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 Pastor of Freewill Baptist Church, and that he as such Pastor of Freewill Baptist Church executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Antioch,Tennessee, this 19th day of January, 2004.

Commission expires: 8/20/07 LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. _____ Notary Public

Exhibit "A"

A tract of land in the Thirty-first councilmanic district of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described according to a survey prepared by H & H Land Surveying, Inc. dated January 7, 2004, Job No. 2003-898 and proceeding as follows:

Commencing at an iron rod (new) on the Westerly right-of-way line of Nolensville Road (U.S. Highway 31-A), a 70 ft. right-of-way being situated Southerly 842 feet more or less, from the Southerly end of the Southwesterly return curve at the intersection of Bradford Hills Drive and said Nolensville road; said iron rod being the Northerly end of the Northwesterly return curve of the R.O.W. dedication as shown on Section One, Country Acres Subdivision as of Record in Plat Book 5210, Page 104, Register's Office for Davidson County, Tennessee; thence,

A) In a Southerly direction with the Westerly right-of-way line of said Nolensville Road and with a curve to the left having a radius of 2494.70 feet, a central angle of 02 degrees 16 minutes 37 seconds, for an arc length of 99.14 feet to an iron rod (new) at the Southerly end of the Southwesterly return curve of the aforementioned R.O.W. dedication shown on Section One, Country Acres Subdivision; said curve has a chord bearing and distance of South 19 degrees 01 minutes 05 seconds East, 99.13 feet; thence,

B) Leaving the Westerly right of way of Nolensville Road and in a Westerly direction with said return curve having a radius of 25.00 feet, a central angle of 91 degrees 41 minutes 43 seconds, for an arc length of 40.01 to an iron rod (new) in the Northerly property line of Lot No. 5, Section One, Country Acres Subdivision; said curve has a chord bearing of North 66 degrees 00 minutes 15 seconds West, 35.87 feet; thence,

C) With the Northerly line of said Lot No. 5 South 68 degrees 08 minutes 54 seconds West, 274.03 feet to an iron rod (new) at the Northwesterly property corner of said Lot No. 5, being in the Westerly boundary line of said Section One, Country Acres Subdivision being the true point of beginning of the herein described tract; thence,

1) With the Westerly boundary of Section One, Country Acres Subdivision, South 20 degrees 56 minutes 26 seconds East passing through an iron rod (old) at 178.75 feet, being the common rear property corner of Lot Nos 5 and 6 for a total distance of 379.15 feet to an iron rod (old) at the most Westerly property corner of Lot No. 7, Section One, Country Acres Subdivision; thence,

2) Continuing with said boundary line of Section One, Country Acres Subdivision, South 36 degrees 01 minutes 10 seconds East, 209.28 feet to an iron rod (old) at the most Southerly property corner of said Lot No. 7; said iron rod (old) also lying in the Northerly property line of a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee as of record in Instrument No. 200202270025270, Register's Office for Davidson County, Tennessee; thence,

3) With the Northerly property line of said Metropolitan Government of Nashville and Davidson County, Tennessee property, North 75 degrees 06 minutes 10 seconds West 1316.45 feet to an iron rod (old) at the Southeasterly boundary corner of Section Two, Bradford Hills Subdivision as of record in Plat Book 7900, Page 117, Register's Office for Davidson County, Tennessee; said iron rod (old) being the Southeasterly property corner of Lot No. 314 as shown on said Section Two, Bradford Hills Subdivision; thence,

4) With the Easterly boundary line of Section Two, Bradford Hills Subdivision North 06 degrees 33 minutes 22 seconds East passing through a concrete monument (old) at 155.69 feet being at the Southeasterly terminus of Fallview Trail for a total distance of 924.91 feet to a concrete monument (old) at an Easterly boundary corner of Section One, Bradford Hills Subdivision as of record in Plat Book 7900, Page 112, Register's

Office for Davidson County, Tennessee; said concrete monument being the common rear property corner of Lots Nos. 46, 47 and open space as shown on Section One, Bradford Hills Subdivision; thence,

5) With the Southerly boundary of Section One, Bradford Hills Subdivision in part South 88 degrees 08 minutes 34 seconds East, 303.84 feet to an iron rod (old) at the Northwesterly property corner of Lot No. 1, Lot 1 and 2, resubdivision of Country Acres, Section One, as of record in Plat Book 5210, Page 134, Register's Office for Davidson County, Tennessee; Thence,

6) With the Westerly boundary line of said Lot 1 and 2, resubdivision of Country Acres, Section One, South 10 degrees 25 minutes 26 seconds East, passing through an iron rod (old) at 268.27 feet being the common rear property corner of Lots Nos. 1 and 2, for a total distance of 461.36 feet to an iron rod (old) being the Southwesterly property corner of Lot 2, said resubdivision of Country Acres, Section One; Thence,

7) With the Southerly property line of said Lot No. 2, in part, North 76 degrees 26 minutes 35 seconds East, 367.22 feet to an iron rod (old) at the Northwesterly boundary corner of the aforementioned Section One, Country Acres Subdivision; said iron rod (old) being the Northwesterly corner of Lot No. 3, Section One, Country Acres Subdivision; thence,

8) With the Westerly boundary line of said Section One, Country Acres Subdivision South 18 degrees 43 minutes 49 seconds East, 371.35 feet to an iron rod (new) in the centerline of the Westerly terminus of the R.O.W. dedication as mentioned in the aforementioned Country Acres Subdivision, Section One; thence,

9) With the centerline of said R.O.W. Dedication, North 68 degrees 08 minutes 54 seconds East, 40 feet to an iron rod (new); thence,

10) Leaving said centerline, South 20 degrees 56 minutes 26 seconds East, 25.00 feet to the point of beginning and containing 798,369 square feet or 18.328 acres, more or less, as calculated by the above courses and distances.

In addition to the foregoing property, which is transferred by the covenants of warranty, Grantor quitclaims to the Grantees herein all its rights, title and interest in the following easements.

Easement 1:
A 50 ft right-of-way lying on the Westerly margin of Nolensville Road between Lots Nos. 4 and 5 on the Plan of Country Acres Subdivision of record in Book 5210, Page 104, Register's Office for Davidson County, Tennessee

Easement 2:
Being an easement for erecting and maintaining a sign upon Lot 5 of Section One of Country Acres Subdivision, said Lot being the property of Evelyn Sutton, the deed for which is recorded in Book 6518, Page 349, said easement being more particularly described as follows:

Beginning at a point on the Southerly margin of R.O.W. dedication shown on the said Section One of Country Acres Subdivision, said point being South 69 degrees 45 minutes 02 seconds West, a distance of 10 feet from the Westerly end of the R.O.W. return of the intersection of the said R.O.W. dedication and Nolensville Road; thence with the Southerly margin of said R.O.W. dedication South 67 degrees 45 minutes 02 seconds East, a distance of 15 feet to a point; thence South 20 degrees 14 minutes 58 seconds West a distance of 20 feet to a point; thence, North 69 degrees 45 minutes 02 seconds East a distance of 15 feet to a point; thence North 20 degrees 14 minutes 58 seconds East a distance of 20 feet to the point of beginning.