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This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Liberty Christian Bible Church
1601 and 1603 Fatherland St.
Nashville, Tennessee 37206

Davidson County DEEDWARR
Recvd: 02/09/04 08:19 2pgs
Fees:13.00 Taxes:1480.00
20040209-0015036

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Advisory Board, Tennessee District Church of the Nazarene, Inc.
P.O. Box 100873
Nashville, TN 37224

MAP **083 -13-0**
GROUP
PARCEL **403.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Advisory Board, Tennessee District Church of the Nazarene, Inc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, do hereby transfer and convey unto **Liberty Christian Bible Church**, an unincorporated association, hereinafter called the GRANTEE, his representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 71 and 72 on the Plan of Lindsley Chadwell Tract, of record in Plan Book 2, page 22, of the Chancery Court at Nashville and described as follows;
> Said lots adjoin and front together 126 feet 3 inches on the north side of Fatherland Street, formerly Vancenderin Street, and runs back between lines, along the easterly margin of Melvina Street, 160 feet to an alley on which they measure 125 feet.
>
> Being the same property conveyed to Advisory Board, Tennessee District Church of the Nazarene, Inc. by deed from J. Andrew Childress, unmarried dated September 23, 1949, of record in Book 1758, page 78, Register's Office for Davidson County, Tennessee.

This is improved property known as 1601 and 1603 Fatherland St., Nashville, Tennessee 37206.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

2. Subject to all covenants, subdivision restrictions, easement and other matter of record in Register's Office for Davidson County, Tennessee .

3. Subject to all of those facts, conditions and limitations shown on the record in Register's Office for Davidson County, Tennessee.

5. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon,

including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of January, 2004.

Advisory Board, Tennessee District Church of the Nazarene, Inc.

By: Dr. Robert R. Broadbooks
Tennessee District Superintendent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Dr. Robert R. Broadbooks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Tennessee District Superintendent of **Advisory Board, Tennessee District Church of the Nazarene, Inc.**, of the within named bargainor(s), a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 30th day of January, 2004.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2004.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires: