This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 03/11/04 08:33 3pgs
Fees:18.00 Taxes:2127.50
20040311-0027881

ADDRESS NEW OWNER:
Charles H. Dixon and
COMMUNITY BAPTIST CHURCH
4400 GraMar Drive
Nashville, TN 37216

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 41-12
PARCEL 76 & 75
12D-25165
12D-25155

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, Cornelius J. Mears, Mary A. Mears and John R. Stern, Trustees of THE CHRISTIAN GOSPEL TEMPLE, an unincorporated religious association with power vested in said Trustees and their Successor Trustees, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles H. Dixon, as to a one-half undivided interest and COMMUNITY BAPTIST CHURCH, an unincorporated religious association, as to a one-half undivided interest, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

This is the same description as in previous deeds of record.
THIS conveyance subject to such easements and setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 3838/3812 Dickerson Road, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles H. Dixon and COMMUNITY BAPTIST CHURCH, its successors and assigns, forever as to a one-half undivided interest each; and Cornelius J. Mears, Mary A. Mears and John R. Stern, Trustees of the THE CHRISTIAN GOSPEL TEMPLE, an unincorporated religious association with power vested in said Trustee does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9th day of March, 2004.

THE CHRISTIAN GOSPEL TEMPLE

Cornelius J. Mears
Cornelius J. Mears, Trustee

Mary A. Mears
Mary A. Mears, Trustee

John R. Stern
John R. Stern, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cornelius J. Mears, Mary A. Mears and John R. Stern, Trustees, of THE CHRISTIAN GOSPEL TEMPLE,an unincorporated religious association with power vested in said Trustee, 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 and who further acknowledged that they are the Trustees of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of March, 2004.

Gene W. Floyd
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11/27/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 575,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of March, 2004.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 11/27/04

NOTARY PUBLIC AT LARGE

EXHIBIT "A"

TRACT I, 3838 Dickerson Pike, Map 41-12 Par. 76
LAND in Davidson County, Tennessee, being a portion of a tract designated "Reserved for Commercial No. 5" on the Plan of Bellshire Estates, Section 2, of record in Book 2133, page 111, said Register's Office, described as follows:

BEGINNING at a monument in the westerly margin of Dickerson Pike, said monument being the common corner between the property herein described and Lot No. 2 of the Bellshire Estates Resubdivision of Part Lot 5, Section Two, of record in Book 4350, Page 18,said Register's Office; thence leaving said Dickerson Pike and along the common boundary line between said Lot No. 2 and the property herein described, North 86°32'W, 407.65 feet to a point in the westerly boundary line of said Reserved for Commercial No. 5, N4°23'E, 196.0 feet to an iron pin; thence leaving said westerly boundary of Reserved for Commercial No. 5, S82°53'E, 404.15 feet to an iron pin in the westerly margin of Dickerson Pike; thence along said westerly margin, S3°28'W, 170 feet to the point of beginning.

BEING the same property conveyed to THE CHRISTIAN GOSPEL TEMPLE, an unincorporated religious association, by deed from Stu Phillips and wife, Aldona Phillips, of record in Book 8870, Page 184, Register's Office for Davidson County, Tennessee.

TRACT II: 3812 Dickerson Pike, Map 41-12 Par. 75
LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Part of Lot 5, Section 2, Bellshire Estates, of record in Book 4350, page 18, said Register's Office, described as follows:

SAID Lot No. 2 fronts 200 feet on the westerly side of Dickerson Pike, and runs back between lines 407.65 feet on the northerly side and 410.79 feet on the southerly side to a line at the rear on which it measures 200 feet thereon.

BEING the same property conveyed to THE CHRISTIAN GOSPEL TEMPLE, an unincorporated religious association by deed from Robert E. Mobley and wife, Marie O. Mobley, of record in Book 8870, Page 187, Register's Office for Davidson County, Tennessee.