Davidson County DEEDWARR
Recvd: 06/02/04 09:17 3pgs
Fees:18.00 Taxes:4440.00
20040602-0064225

After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Victory Church of Nashville, Incorporated 3447 Brick Church Pike Nashville, TN 37207	Same as New Owner	Map 50, Parcel 31 Map 50, Parcel 132 Map 41, Parcel 147

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MILDRED F. JACKSON, CAROLENE J. COTHREN A/K/A CAROLENE COTHREN LEWIS, and FRANCES J. CRANFORD, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto VICTORY CHURCH OF NASHVILLE, INCORPORATED, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Fourth Councilmanic District of Nashville, Davidson County, Tennessee, being generally bounded on the west by Brick Church Pike, on the south by the Willow Creek Subdivision, and on the east by the Thetford Hills, Bellshire Terrace and Tuckahoe Square Subdivisions, said land being known as Parcels 31 and 132 on Map 50, and Parcel 147 on Map 41 at the Tax Assessor's Office for Davidson County, described according to a survey dated January 19, 2004, by Kevin A. Edmonson, Registered Land Surveyor, License No. 1515, as follows:

BEGINNING at an iron pin (new) set in the easterly Right of Way line of Brick Church Pike (66' ROW) at the northwesterly corner of Lot 1, Willow Creek Subdivision (Plat Book 5200, page 629, Register's Office Davidson County), this also being the southwest corner of the herein described tract of land; thence, with said Right of Way as follows: N 01 deg. 56 min. 13 sec. W 145.18 feet to an iron pin (new), with a curve to the right having a delta of 07 deg. 13 min. 14 sec, a radius of 1,876.86 feet, an arc length of 236.53 feet and the chord being N 05 deg. 32 min. 50 sec. E 236.37 feet to an iron pin (new), North 09 deg. 09 min. 27 sec. E 645.95 feet to an iron pin (old) found at the southwest corner of Jeff George (Instrument No. 20020108-0002595, RODCT); thence leaving Brick Church Pike along a fence and George's south and east lines as follows: S 83 deg. 51 min. 04 sec. E 1,146.02 feet to an iron pin (old) at fence corner, N 05 deg. 40 min. 45 sec. E 745.19 feet to an iron pin (old) at fence intersection in the south line of J. Bruce Rainey, Trustee parcels (Deed Book 11199, pages 511 and 517, RODCT); thence, along a fence and the south lines of said Rainey parcels, Karen Pirtle (DB 11204, pg 638, RODCT) and Ronald Webb (DB 11199, pgs 489 and 511, RODCT) as follows: S 84 deg. 03 min. 33 sec. E 1,581.91 feet to an iron pin (old) found in the west line of the aforementioned Tuckahoe Square Subdivision (PB 6250, pg 303, RODCT); thence with west line of said Tuckahoe Square Subdivision as follows: S. 11 deg. 35 min. 09 sec. W 376.76 feet to an iron pin (new), S 15 deg. 49 min. 16 sec. W 123.42 feet to a concrete monument (old) found at the northwest corner of Bellshire Terrace, Section 1 Phase 2 (PB 6250, pg 180, RODCT); thence with west line of said Bellshire Terrace Subdivision as follows: S 14 deg. 56 min. 18 sec. W 299.34

feet to an iron pin (old) in concrete S 16 deg. 21 min. 23 sec. W 501.36 feet to a concrete monument (old), S 24 deg. 05 min. 13 sec. W 74.14 feet to an iron pin (old) in concrete, S 66 deg. 05 min. 56 sec. E 85.80 feet to a point in North Fork Ewing Creek, this being the northwest corner of Thetford Hills (PB 7900, pg 83, RODCT); thence, with said Thetford Hills and generally following the creek as follows: S 41 deg. 44 min. 14 sec. W 460.40 feet to a point in the creek, said point being in the north line of Mulberry Downs Subdivision, Phase 1 (PB 7900, pg 86, RODCT); thence, with north lines of said Mulberry Downs and Metro Nashville Government (DB 6334, pg 917, RODCT) as follows: N 84 deg. 53 min. 55 sec, W 63.66 feet to an iron pin (new) in fenceline for witness corner, N 84 deg. 20 min. 08 sec. W 404.23 feet to a T Post (old) found at northeast corner of the aforementioned Willow Creek Subdivision (PB 5200, pgs 629, 630 and 631 RODCT); thence, with said Willow Creek Subdivision as follows: N 85 deg. 44 min. 47 sec. W 413.72 feet to an iron pin (old) at the northeast right of way terminus of Brookdale Drive, N 84 deg. 13 min. 07 sec. W 985.33 feet to a T Post (old), N 83 deg. 18 min. 10 sec. W 475.85 feet to the Point of Beginning, and containing 86.166 acres, more or less.

BEING the same property conveyed to Tom P. Jackson and wife, Mildred F. Jackson by deed from C. E. Brown and wife, Floy L. Brown of record in Book 3310, page 401, Register's Office for Davidson County, Tennessee. And, the said Tom P. Jackson died in November, 1981, at which time the said property became vested in his widow, Mildred F. Jackson. And, the said Mildred F. Jackson has since conveyed various interests in the said property to her daughters, Carolene J. Cothren a/k/a Carolene Cothren Lewis and Frances J. Cranford, by a series of deeds, ownership and title to the said property is now vested in Mildred F. Jackson, Carolene J. Cothren a/k/a Carolene Cothren Lewis and Frances J. Cranford, as tenants in common. And, a tract of land conveyed to Frances J. Cranford by deed of record in Book 11710, page 689, Register's Office for Davidson County, Tennessee. And, a tract of land conveyed to Carolene J. Cothren by deed of record in Book 11708, page 930, said Register's Office.

The foregoing description was prepared from a survey dated January 19, 2004, Kevin A. Edmonson, Registered Land Surveyor, No. 1515.

The current mailing address for said property is 3549 Brick Church Pike, Nashville, Tennessee 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 GRANTEE, its successors or assigns, forever.

And we, the GRANTORS, do represent and warrant that the dwelling house located on the said property is vacant, that the said dwelling house was formerly rental property, that the last owner/resident of the property was MILDRED F. JACKSON, a widow, who is one of the GRANTORS herein and that no spouse of CAROLENE J. COTHREN A/K/A CAROLENE COTHREN LEWIS or FRANCES J. CRANFORD has been an occupant of the said property.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to a 100 Year Flood Hazard Boundary Zone A and AE according to F.E.M.A. "F.I.R.M." Map #47037 C0119 F having an effective date of April 20, 2001, as shown on the survey by Kevin A. Edmonson, Registered Land Surveyor No. 1515, dated January 1, 2004.

3. Subject to a 20-foot Sewer Easement of record in Book 6181, page 43, Register's Office for Davidson County, Tennessee, along the southeasterly corner of the said property.

4. Subject to a 20-foot Sanitary Sewer Easement of record in Book 6218, page 217, said Register's Office.

5. Subject to a Natural Gas Pipeline Easement across the southeasterly corner of the said property as shown on the survey by Kevin A. Edmonson, Registered Land Surveyor, No. 1515, dated January 19, 2004.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

MILDRED F. JACKSON

CAROLENE J. COTHREN A/K/A
CAROLENE COTHREN LEWIS

FRANCES J. CRANFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED F. JACKSON and wife, CAROLENE J. COTHREN A/K/A CAROLENE COTHREN LEWIS, 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.

WITNESS my hand, at office, this the 27th day of May, 2004.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Sworn to and subscribed before me, this the 27th day of May, 2004.

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008