PICK-UP

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THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 06/07/04 12:14 3pgs Fees:18.00 Taxes:37.00 20040607-0066870	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $10,000.00. Mark W. Myers **Affiant** Subscribed and sworn to before me this 3rd day of June, 2004. WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: My Commission Expires JAN. 27, 2007

Address New Owner As Follows: Trevecca Nazarene University 333 Murfreesboro Road Nashville, TN 37210	Send Tax Bills To: New Owner	Map-Parcel Number: 105-8-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT BROWN, JOSEPHINE BRADFORD AND DANNY BRADFORD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TREVECCA NAZARENE UNIVERSITY, a Tennessee non-profit corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 in Lumsden's Addition to Nashville, Plan No. 2, as recorded in Book 21, page 91, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the southerly side of Factory Street and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Robert Brown, Josephine Bradford and Danny Bradford, as tenants in common by deed from Alberta M. Seay, Administratrix of the Estate of Evans Seay, of record in Book 7278, page 809, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the principal place of residence of the Grantors named herein.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is unimproved property known as 79 Factory Street, Nashville, TN 37210.

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 and assigns, forever; and we 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, 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.

WITNESS our hands this 3rd day of June, 2004.

Robert Brown

Josephine Bradford

Danny Bradford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT BROWN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2004.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPHINE BRADFORD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2004.

Notary Public

My Commission Expires: _____

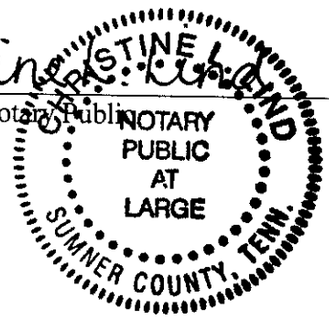
WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANNY BRADFORD**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2004.

Christine A. Kirkland
Notary Public



My Commission Expires: 8.2.05