RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/04 13:30 3pgs
Fees:18.00 Taxes:1628.00
20040630-0077787

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF JUNE, 2004.

NOTARY PUBLIC

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires 01/26/08

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18010

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mt. Lebanon Missionary Baptist Church 222 Franklin Limestone Road Nashville, TN 37217	SAME	Map 135, Parcel 57.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THE PROTESTANT EPISCOPAL CHURCH IN THE DIOCESE OF TENNESSEE, being one and the same as The Convention of The Protestant Episcopal Church in the Diocese of Tennessee, a Tennessee not-for-profit corporation, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents does transfer and convey unto the Trustees of MT. LEBANON MISSIONARY BAPTIST CHURCH, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 222 Franklin Limestone Road, Nashville, TN 37217.

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 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 the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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. 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 22nd day of June, 2004.

The Protestant Episcopal Church in the Diocese of Tennessee, a Tennessee not-for-profit corporation:

BY: +Bertram N. Herlong

ITS: President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Bertram N. Herlong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the President of The Protestant Episcopal Church in the Diocese of Tennessee, the within named bargainor, a Tennessee not-for-profit corporation, and they he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President in his official capacity. This 22nd day of June, 2004

David B. Herbert
NOTARY PUBLIC

My Commission Expires: _____

F:\Bobbie\WD-Diocese

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

Exhibit "A"

[Legal Description]

Land in Davidson County, Tennessee, commencing at a point in the centerline of Murfreesboro Pike, as widened, westerly 474.0 feet to an iron rod on the southern margin of Franklin Limestone Road to the Point of beginning;

Thence leaving said road margin, S 00 deg. 43' 11" W 207.44 feet to an iron at the northwest corner of British Woods –Section Two, as of record in Plat Book 6200, page 141, Register of Deeds Office;

Thence with line of British Woods – Section Two for the next three calls, S 01 deg. 16' 02" E 167.87 Feet to an iron rod, S 00 deg. 12'36" E 419.55 feet to an iron rod, S 01 deg. 31' 47" W 546.57 feet to an iron rod at the corner to Ransom Park Subdivision;

Thence with Ransom Park Subdivision for the next two calls, S 01 deg. 43' 54" W 160.48 feet to an iron rod, N 67 deg. 22' 11" W 260.15 feet to an iron rod at the southeast corner of the property of J.D. Hare, as of record in Deed Book 2882, page 264, Register of Deeds Office;

Thence with the line of J.D. Hare, N 00 deg. 47'18" E 505.59 feet to an iron rod at the corner to Hare Subdivision as of record in Plat Book 6200, page 348, Register of Deeds Office;

Thence with line of Hare Subdivision, N 00 deg. 32' 24" E 808.35 feet to an iron rod on the southern margin of Franklin Limestone Road;

Thence with margin of said road, N 70 deg. 07'06" E 257.70 feet to the point of beginning;

Containing 7.964 acres, more or less; as surveyed June 15, 2004 by L. Steven Bridges, Jr. of Bridges Land Surveying and Consulting, 313 East Main Street, Maple Glen Suite Eleven, Hendersonville, Tennessee 37075.

Being the same property conveyed to The Protestant Episcopal Church in the Diocese of Tennessee by Deed from Lakewood Assembly of God and Tennessee District Council of The Assemblies of God, of record in Instrument No. 20020313-0031953, Register's Office for Davidson County, Tennessee.