Davidson County DEEDWARR
Recvd: 04/28/05 15:04 5 pgs
Fees:28.00 Taxes:370.00
20050428-0047541

STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-26-07

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE	(NAME) Same	Map: 140 Parcel: 1
(STREET ADDRESS OR ROUTE NO.) 900 Church St.	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) Nashville, TN 37203	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION of no dollars and solely as a charitable contribution, we, **BRANSTETTER FAMILY PARTNERS AND CECIL D. BRANSTETTER, SR.,** hereinafter called the GRANTORS, have contributed and by these presents do transfer and convey unto the **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Description in Exhibit A attached hereto.
Depiction in Exhibit B attached hereto.

Being a part of the same property conveyed to Branstetter Family Partners by deed from First Hotel Investment Corporation of record in Book 10037, Page 402, (which part is Tract Four, referenced at Book 10037, Page 420), Register's Office for Davidson County, Tennessee, and to Cecil D. Branstetter, by deed from First Hotel Investment Corporation of record in Book 10037, Page 448 (which part is Tract Four, referenced at Book 10037, Page 466), Register's Office for Davidson County, Tennessee.

This is unimproved property located off McCrory Lane in Davidson County, Tennessee.

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. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, forever, 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 my hand on this 26th day of April, 2005.

BRANSTETTER FAMILY PARTNERS

By: Cecil D Branstetter, Sr.
CECIL D. BRANSTETTER, SR.,
PRESIDENT
BRANSTETTER PROPERTIES, INC.,
GENERAL PARTNER

Date: 4/26/05

CECIL D. BRANSTETTER, SR.,
Individually

By: Cecil D Branstetter, Sr.
CECIL D. BRANSTETTER, SR.

Date: 4/26/05

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 26th day of April, 2005, before me, the undersigned Notary Public in and for the above state and county, personally appeared **Cecil D. Branstetter, Sr.**, who acknowledged himself to be the President of **Branstetter Properties, Inc., the General Partner of Branstetter Family Partners**, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 26th day of April, 2005.

Lori Woody
Notary Public

LORI WOODY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

5-30-07

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the within named **Cecil D. Branstetter, Sr.**, Individually, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who after being duly sworn, executed the within instrument in my presence and acknowledged that he executed said instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 26th day of April, 2005.

Lori Woody
Notary Public

LORI WOODY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

5-30-07

SURVEYOR'S DESCRIPTION

Tract Four

Being a parcel of land located in the Second Civil District, Twenty-Third Councilmanic District, Nashville, Davidson County, Tennessee, said parcel being located in the northwest corner of the intersection of Interstate 40 and McCrory Lane, being more particularly described as follows:

BEGINNING at a point, said point being a concrete right-of-way marker at the intersection of the right-of-way lines of Interstate 40 and McCrory Lane;

THENCE, along the Interstate 40 right-of-way, S 89° 09' 48" W, 189.01 feet to an iron pin;

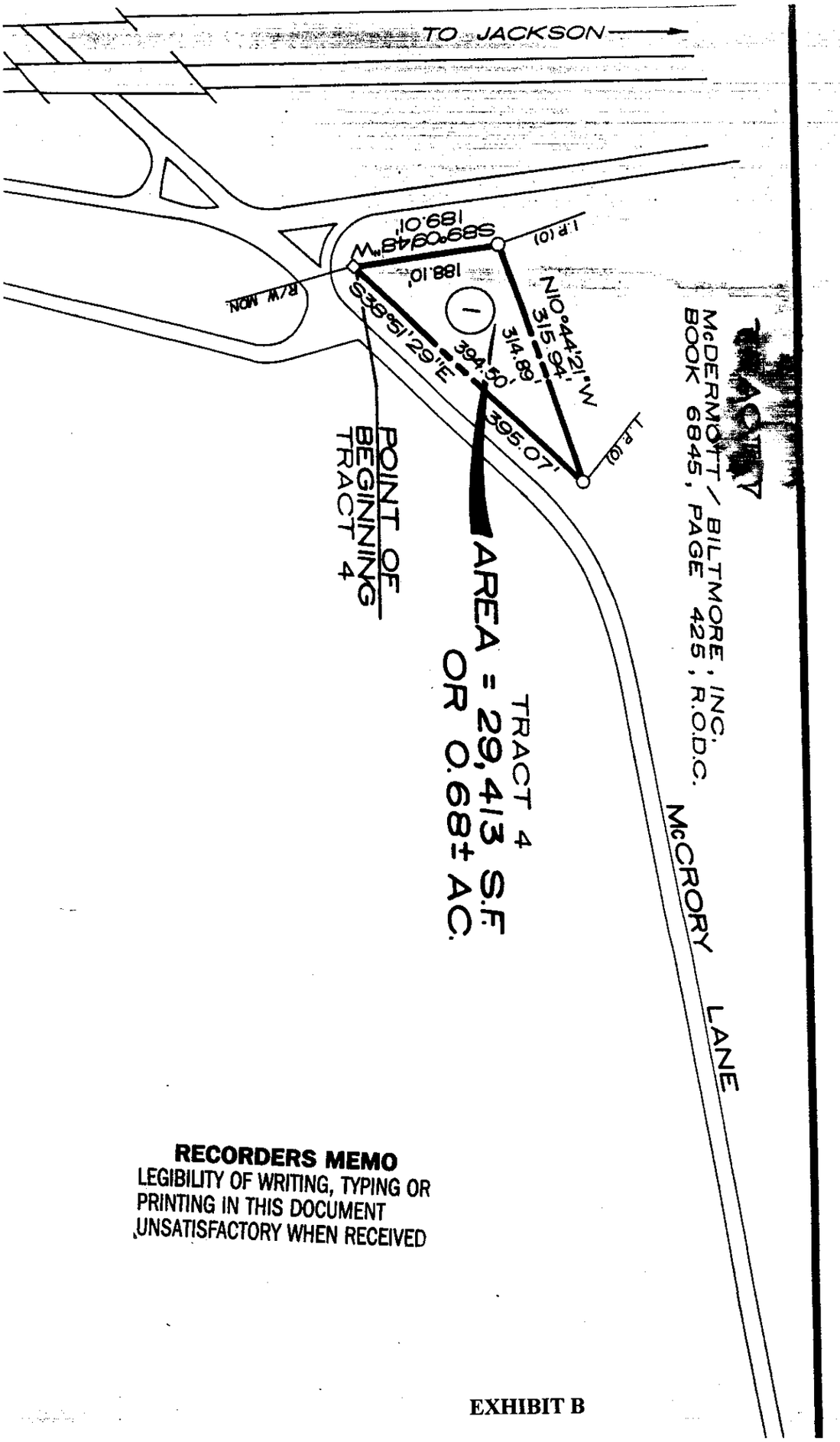
THENCE, leaving the right-of-way and bounded by the McDermott/Biltmore, Inc., Tract Seven as recorded in Book 6845, Page 425, R.O.D.C., N 10° 44' 21" W, 315.94 feet to an iron pin in the western right-of-way line of McCrory Lane;

THENCE, along the western right-of-way line of McCrory Lane, S 38° 51' 29" E, 395.07 feet to the point of beginning.

Containing 29,413 square feet or 0.68 acre, more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
January 2, 1996
File 10287-11

EXHIBIT A



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B