20860

Book 36

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,175,000.00.

L.C. Truett
Affiant

Subscribed and sworn to me on February 22, 2006.

David B. Herbert
NOTARY PUBLIC

My commission expires: NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 24, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/23/06 15:30 3 pgs
Fees:18.00 Taxes:4347.50
20060223-0021424

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
Our File #20860

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tennessee Conference, United Methodist Church, Inc. 1110 19th Avenue South Nashville, TN 37212	SAME	134-14-38

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, State Farm Mutual Automobile Insurance Company, an Illinois Corporation, **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto Tennessee Conference, United Methodist Church, Inc., **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, Second Revision, South Perimeter Park, Section Five, as shown on the plan of record in Plat Book 6050, page 302, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to State Farm Mutual Automobile Insurance Company by deed of record in Book 7099, page 843, Register's Office for Davidson County, Tennessee.

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

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; 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; and

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title set forth in Declaration of Protective Covenants for Perimeter Park recorded in Book 5801, page 38, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions (the "Restrictions"); and
4. Correction of Declaration of Protective Covenants for South Perimeter Park recorded in Book 5920, page 427, said Register's Office; and
5. All matters shown on Plat of record in Book 6050, page 302, said Register's Office.

This property is also known as improved property located at 304 South Perimeter Park Drive, Nashville, TN 37211.

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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 on February 22, 2006.

State Farm Mutual Automobile Insurance Company

By: Sandy Arnold

Title: Sandy Arnold, Vice President Administrative Services

Attest: Sherry McGuire

Title: Sherry McGuire, Assistant Secretary

STATE OF ILLINOIS, COUNTY OF McLEAN

On February 22, 2006, before me personally appeared SANDY ARNOLD, to me known (or proved to me on the basis of satisfactory evidence), to be the V.P. ADMIN. SERVICES person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 22, 2006.

Judy M. Ike
NOTARY PUBLIC

My Commission Expires: 11-05-09

STATE OF ILLINOIS, COUNTY OF McLEAN

On February 22, 2006, before me personally appeared SHERRY M. GUIRE, to me known (or proved to me on the basis of satisfactory evidence), to be the Asst. SECRETARY person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 22, 2006.

July M. Fike
NOTARY PUBLIC

My Commission Expires: 11-05-09

OFFICIAL SEAL
JULY M FIKE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/05/09