Box 36

SPECIAL WARRANTY DEED

This Instrument Prepared By: Return recorded document to: Richard W. Sebastian, Esq. Ortale, Kelley, Herbert & Crawford P. O. Box 198985 Nashville, Tennessee 37219-8985	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $2,100,000.00 Affiant Subscribed and sworn to before me this the 8th day of February, 2007. Notary Public SEAL My Commission Expires:

Davidson County DEEDWARR
Recvd: 02/09/07 14:03 6 pg
Fees:33.00 Taxes:7770.00
20070209-0017283

JAMIE L. GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jamie L. Gaskins
My Commission Expires
March 21, 2009
STATE OF TENNESSEE

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
The Universal Church c/o Regina DaSilva 220 East 23rd Street Suite 509 New York, NY 10010	SAME	147-16-48 (Tract I) 147-16-73 (Tract II) 147-16-49 (Tract III)

THIS INDENTURE, made as of the 8th day of February, 2007, between Tusculum Church of Christ a/k/a Church of Christ at Tusculum, by its duly appointed and authorized Board of Elders as party of the first part (hereinafter referred to as "Grantor"), and The Universal Church, a New York non-profit corporation as party of the second part (hereinafter referred to as "Grantee") having a mailing address of 220 East 23rd Street, Suite 509, New York, New York 10010; the words "Grantor" and "Grantee" include their respective heirs, successors, and assigns where the context requires or permits.

WITNESSETH:

THAT, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all those certain tracts or parcels of real property lying and being more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all improvements thereon and appurtenances thereto.

This conveyance is made subject to those certain matters described on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract or parcel of real property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any manner appertaining, to the only proper use, benefit and behoof of Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor warrants and forever defends the right and title to the above described property unto the said Grantee against the claims of all persons claiming liens or encumbrances by, through or under Grantor, but not otherwise.

AND THE SAID Grantor warrants, and Grantee may rely upon, that Grantor is one and the same as the Trustees of the Tusculum Church of Christ also known as Church of Christ at Tusculum.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year first above written.

SIGNATURE PAGES TO FOLLOW

GRANTOR:

TUSCULUM CHURCH OF CHRIST A/K/A
CHURCH OF CHRIST AT TUSCULUM, BY
ITS DULY APPOINTED AND AUTHORIZED
BOARD OF ELDERS

By: Enoch E. Hartman Jr.
Print Name: ENOCH E. HARTMAN JR
Its: Authorized Representative

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ENOCH HARTMAN JR, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Authorized Representative of Tusculum Church of Christ a/k/a Church of Christ at Tusculum, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Church as its Authorized Representative.

WITNESS my hand and seal at NASHVILLE, Tennessee, this 8th day of February, 2007.

NOTARY PUBLIC

My commission expires: 3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

EXHIBIT "A"

Tusculum Church of Christ Property

Being land in the First Civil District, Nashville, Davidson County, Tennessee located generally at the southeast intersection of Nolensville Pike and Fairlane Drive. Said land being further described as Lot 202, a tract marked "Tract A" Reserved for Commercial, Lot 206 and that marked as part of the "Strasser Property", all as shown on the plan of Fairlane Park, Section III, as of record in Plat Book 2331, Page 145 and 146, R.O.D.C., and being more particularly described as follows:

BEGINNING at a 5/8" rebar set with cap MES 1649 (to which all further reference for iron pin set shall refer) at the westerly terminus of the southerly curve return to Nolensville Pike and Fairlane Drive;

THENCE, with a curve return to the right, 39.18 feet to an iron pin set in the southerly right of way of Fairlane Drive (50 foot right of way), said curve having a central angle of 89°48'14", a radius of 25.00 feet, a tangent of 24.91 feet and a chord of N35°12'34"E, 35.29 feet;

THENCE, with said southerly right of way line of Fairlane Drive the following six (6) calls:

N80°06'41"E, 6.81 feet to an iron pin set;

Along a curve to the left 160.30 feet to a pk nail set with washer MES 1649, said curve having a central angle of 36°52'15", a radius of 249.10 feet, a tangent of 83.04 feet and a chord of N61°40'34"E, 157.55 feet;

N43°14'26"E, 35.80 feet to a pk nail set with washer MES 1649;

Along a curve to the right 123.36 feet to a punch hole set in top of concrete, said curve having a central angle of 30°28'00", a radius of 232.00 feet, a tangent of 63.18 feet and a chord of N58°28'26"E, 121.92 feet;

N73°42'26"E, 270.50 feet to a punch hole set in concrete;

Along a curve to the right 62.00 feet to an iron pin set at the northwest corner of lot 203 of the above referenced plat, said curve having a central angle of 04°23'31", a radius of 808.80 feet, a tangent of 31.02 feet and a chord of N75°54'11"E, 61.98 feet;

THENCE, with the westerly property line of lot 203, S10°43'09"E, 147.34 feet to a concrete monument found at the common corner of lot 202,203 & 204;

THENCE, with the northerly line of lot 204, S63°42'34"W, 163.48 feet to a punch hole set in a concrete drainage flume;

THENCE, with the westerly property line of lots 204 & 205, S00°30'00"E, 84.49 feet to an iron pin set at the southwest corner of lot 205;

THENCE, with the southerly property line of said lot 205, N89°54'04"E, 212.59 feet to an iron pin set in the westerly right of way line of Raywood Lane (25 foot right of way);

THENCE, with said westerly right of way line, S00°11'28"E, 65.00 feet to an iron pin set at the northeast corner of lot 207;

THENCE, with the northerly property line of lot 207, S89°54'04"W, 212.24 feet to an iron pin set;

THENCE, with the westerly line of lot 207, Plan of Fairlane Park, Section III, S00°30'00"E, 132.00 feet to a concrete monument found at the northwest corner of lot 41, Tusculum Fields, as of record in Plat Book 2330, Page 16, R.O.D.C.;

THENCE, with the northerly line of Tusculum Hills Baptist Church, as of record in Deed Book 2805, Page 623, R.O.D.C., S89°20'00"W, 459.96 feet to an iron pin set in the easterly right of way line of Nolensville Pike (113 foot right of way);

THENCE, with said easterly right of way line, N09°41'33"W, 221.61 feet to the point of beginning.

Containing 213,694 square feet or 4.90 acres, more or less, according to a survey by Sawyer Land Surveying, LLC, entitled Tusculum Church of Christ, Dated 01-09-2007 File 07-003 revised 1-31-2007.

Deed Reference:
Tract I
Trustees of the Church of Christ at Tusculum, as of record in Book 2652, Page 575, R.O.D.C.

Tract II
E.F. Hagewood, R.B. Owen, Jr., William O. Hickerson, Edwin G. Hansberry, Sr., Robert Warren, Thomas Ray Jackson, and Fred B. Watson, Trustees of the Church of Christ at Tusculum, as of record in Book 3702, Page 541, R.O.D.C.

Tract III
Tusculum Church of Christ, as of record in Book 8122, Page 319, R.O.D.C.

EXHIBIT "B"
Exceptions

1. Taxes and assessments for subsequent years are a lien, but are not yet due and payable.

2. Restrictive Covenants contained in instrument of record in Book 2598, page 491, Book 2652, page 575 and Book 3702, page 541, Register's Office for Davidson County, Tennessee. NOTE: Restrictions apply only to those portions of the property identified as Lots 202 and 206.

3. Property Line Survey by Sawyer Land Surveying, LLC, Mark E. Sawyer, Tenn. R.L.S. No. 1649, SLS File 07-003, dated January 9, 2007, shows the following: An easement for sanitary sewer and/or storm drainage at the easterly line along the right-of-way of Nolensville Pike (Book 5078, page 395, R.O.D.C); a 40 foot minimum building setback line at the northerly line along a portion of the right-of-way of Fairlane Drive; a 30 foot minimum building setback line from Fairlane Drive on the portion of the property designated as Lot No. 202 of Fairlane Park, Section III (Plat Book 2331, pages 145 and 146, R.O.D.C.); a 20 foot public utility easement along a portion of the easterly line of said property and the westerly line of the portion of the property designated as Lot No. 206 of Fairlane Park, Section III, (Plat Book 2331, pages 145 and 146 R.O.D.C.), and a 75 foot minimum building setback line from Raywood Lane on the portion of the property designated as Lot No. 206 of Fairlane Park, Section III (Plat Book 2331, pages 145 and 146 R.O.D.C.).