BILL GARRETT, Davidson County
Trans:T20090059907 DEEDWARR
Recvd: 09/01/09 14:25 6 pgs
Fees:33.00 Taxes:1239.50
20090901-0082085

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Trinity Lane Retail Partners P.O. Box 150326 Nashville, TN 37215	SAME	Map: 071-01 Parcel: 087

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GREATER GRACE TEMPLE COMMUNITY CHURCH, a Tennessee not-for-profit corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto TRINITY LANE RETAIL PARTNERS, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. 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 Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 Grantors' hands, this 31st day of August, 2009.

GREATER GRACE TEMPLE COMMUNITY CHURCH

By: _____
Name: Breonus M. Mitchell, Sr.
Title: Senior Pastor/President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Breonus M Mitchell with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Senior Pastor of GREATER GRACE TEMPLE COMMUNITY CHURCH, a Tennessee not-for-profit corporation and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 31st day of August, 2009.

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

_____
NOTARY PUBLIC

My Commission Expires: March 9, 2010

WITNESS Grantors' hands, this 31st day of August, 2009.

GREATER GRACE TEMPLE COMMUNITY CHURCH

By: Raymond F. Springer
Name: Raymond F. Springer
Title: Treasurer

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Raymond Springer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Treasurer of GREATER GRACE TEMPLE COMMUNITY CHURCH, a Tennessee not-for-profit corporation and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 31st day of August, 2009.

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

NOTARY PUBLIC

My Commission Expires: March 9, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $335,000.00.

Affiant

Subscribed and sworn before me this 31 day of August, 2009.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT "A"
Legal Description

Lying and being in the 12th Civil District of Davidson County, Tennessee and being more particularly described as follows:

A tract of land in the 12th, formerly 21St Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the plan of the Subdivision of the James Clemmons Lands, as of record in Minute Book "E" Page 551, Chancery Court at Nashville, for said County, described as follows:

Beginning at a point in the center of Trinity Lane (formerly Taylor Road) running from the Brick Church Pike to the Whites Creek Pike, 999 feet Westerly from Hobson's Southwest corner and 291 feet Westerly from E. J. Hickman's Southwest corner; thence with the Easterly side of stone wall, North 41 1/4 degrees East 673 feet 2 inches to a stone; thence 40 degrees West 314 feet to a stone; thence South 41 1/4 degrees West 855 feet to the center of said Trinity Lane (formerly Taylor Road); and thence with the center of the said Trinity Lane (formerly Taylor Road), South 78 degrees East 355 feet to the beginning, containing 5 acres, more or less.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of land sold to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4283, Page 261 in the Registerâ€™s Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of land sold to Tennessee Department of Transportation, of record in Book 10191, Page 795, in the Registerâ€™s Office for Davidson County, Tennessee.

Being the same property conveyed to Greater Grace Temple Community Church by Deed of record in Instrument No. 20020424-0050681, Register's Office for Davidson County, TN .

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2009, a lien not yet due and payable.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee as set forth in instruments recorded in Book 6280, Page 13 and Book 10316, Page 613.