BILL GARRETT, Davidson County
Trans:T20090080793 DEEDWARR
Recvd: 11/30/09 15:51 5 pgs
Fees:28.00 Taxes:925.00
20091130-0109505

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis LLP (CBR)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Women's Division of the General
Board of Global Ministries of the
United Methodist Church
475 Riverside Drive, 15th Floor
New York, New York 10115

SEND TAX BILL TO:
SAME

MAP-PARCEL:
Map 92-8, Parcel 311
Map 92-8, Parcel 312

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BETHLEHEM CENTERS OF NASHVILLE,** a Tennessee non-profit corporation, formerly referred to as United Methodist Neighborhood Centers, Inc. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **WOMEN'S DIVISION OF THE GENERAL BOARD OF GLOBAL MINISTRIES OF THE UNITED METHODIST CHURCH**, a New York not-for-profit corporation (the "Grantee"), its successors and assigns, certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference.

This is improved property located at 1409 and 1411 Charlotte Avenue, Nashville, Davidson County, Tennessee 37203.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all parties claiming by, through or under the 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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 24 day of Nov., 2009.

BETHLEHEM CENTERS OF NASHVILLE, a Tennessee non-profit corporation

By: _____

Name: David Hornsby

Title: Board Chair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DAVID HORNSBY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMself to be BOARD CHAIR of **BETHLEHEM CENTERS OF NASHVILLE**, the within named bargainor, a Tennessee non-profit corporation, and that he as such BOARD CHAIR being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the non-profit corporation by HIMself as BOARD CHAIR.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 24 day of Nov., 2009.

Sharon J. Coffey
Notary Public

SHARON J. COFFEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 25, 2010

My Commission Expires SEPT. 25, 2010

STATE OF N.Y.)
COUNTY OF N.Y.)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 24 day of November, 2009.

Notary Public

My Commission Expires: 4-30-10

DENISE MARIE McMAHON
NOTARY PUBLIC, STATE OF NEW YORK
NO. 31-01MC4721297
QUALIFIED IN QUEENS COUNTY
CERTIFICATE FILED IN NEW YORK COUNTY
COMMISSION EXPIRES 4-30-20 10

NOTARY PUBLIC - STATE OF NEW YORK - DENISE MARIE

3182515.1

EXHIBIT A

Legal Description of Property

Land being located in Davidson County, Tennessee, being the easterly 65 feet of Lot No. 40, and the westerly 15 feet of Lot No. 39 on the Plan of Hynes' Addition to Nashville, of record in Chancery Book 1, page 21, Clerk & Master's Office of Davidson County, Tennessee.

Said parts of Lots No. 39 and 40 front together 80 feet on the southerly margin of Charlotte Avenue and back between parallel lines 140 feet more or less to an alley measuring 80 feet thereon.

Being the same property conveyed to UNITED METHODIST NEIGHBORHOOD CENTERS, INC., by deed from MARY CLEARY MCDONOUGH, of record in Book 5600, page 633, dated April 24, 1980, said Register's Office. United Methodist Neighborhood Centers, Inc. is now known as Bethlehem Centers of Nashville of record in Book 8708, page 189, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2010 and subsequent years for Map-Par. 092-08-0-311.00 and 092-08-0-312.00.

   Taxes for 2009, Map-Parcel No. 092-08-0-311.00, which on January 1st thereof were exempt, but are subject to assessment to a non-exempt taxpayer on the pro-rata basis for such year pursuant to the provisions of Tennessee Code Annotated Sections 67-5-201.

   Taxes for 2009, Map-Parcel No. 092-08-0-312.00, which on January 1st thereof were exempt, but are subject to assessment to a non-exempt taxpayer on the pro-rata basis for such year pursuant to the provisions of Tennessee Code Annotated Sections 67-5-201.

2. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which should be disclosed by an inspection and accurate survey of the premises.