BILL GARRETT, Davidson County
Trans:T20100004940 DEEDWARRSP
Recvd: 01/26/10 08:43 3 pgs
Fees:18.00 Taxes:2590.00
20100126-0006461

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Holy Trinity Community Church of Nashville	Holy Trinity Community Church of Nashville	102-11-0-042.00
(NAME)	(NAME)	
6723 & 6727 Charlotte Pike	6727 Charlotte Pike	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **THE SOUTHEAST CONFERENCE, UNITED CHURCH OF CHRIST** (the "Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said **HOLY TRINITY COMMUNITY CHURCH OF NASHVILLE,** a Tennessee non-profit corporation, the "Grantee" herein, its successors and assigns, certain real estate in Davidson County, Tennessee as described in **Exhibit A** attached hereto and made a part hereof (the "Real Estate").

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 700,000.00.

Affiant

Subscribed and sworn to before me this the 22nd day of January, 2010.

Notary Public:

My commission expires: _____, 20____.

(Affix Seal)

DOROTHY S. POTTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

This is improved property, known as 6723 & 6727 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said Real Estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever, Grantor covenants that it is lawfully seized and possessed of said Real Estate in fee simple, has a good right to convey it, and that the same is unencumbered, except that the foregoing is conveyed subject to (i) real estate taxes and assessments, both general and special, which are a lien, but are not yet due and payable, (ii) zoning and building ordinances and regulations, (iii) leases, easements, covenants, restrictions, reservations and conditions of record, including but not limited to the Plan of record in Plat Book 9700, Page 168, Register's Office for Davidson County, Tennessee, and (iv) any matters which would be disclosed by an accurate survey of the Real Estate.

Grantor further covenants and binds itself, its assigns and representatives, to warrant and forever defend the title to said Real Estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor. 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.

The Grantor and Grantee hereby agree and acknowledge, that if Grantee dissolves and ceases to be a congregation in good standing of the United Church of Christ, then fee simple title to the Real Estate shall automatically revert to Grantor, and Grantee shall immediately deliver to Grantor a fully executed Special Warranty Deed in recordable form conveying the Real Estate to Grantor, subject only to (i) through (iii) above.

Witness our hand this 14 day of January, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE SOUTHEAST CONFERENCE, UNITED CHURCH OF CHRIST

By: Timothy C Downs

Name: Timothy C Downs

Title: Conference Minister

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, Mary Kay Kates, a Notary Public in and for said County and State, Timothy C. Downs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Mr. Downs executed the within instrument for the purposes therein contained, and who further acknowledged that Mr. Downs is the Conference Minister of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14 day of January, 2010.

Notary Public: Mary Kay Kates

My Commission Expires: March 16, 2012.

(Affix Seal)

MARY KAY KATES NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MARCH 16, 2012

102941999.7
10/9/09

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1, Revision of Lots 160, 161, and 162, Horton Hills Heights, Section Three, as shown on plat of record in Plat Book 9700, Page 168, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of said property conveyed to Horton Heights Free Will Baptist Church, a corporation, by Warranty Deed from Billy A. Melvin, James D. Hooper, Don Carr, Palmer F. Dobbs, and J. R. Lee, Trustee of the Horton Heights Free Will Baptist Church, of record in Book 3569, Page 591, Register's Office for Davidson County, Tennessee, and being part of said property conveyed to Horton Heights Freewill Baptist Church by Warranty Deed from George W. Hunt and wife, Elizabeth B. Hunt of record in Book 5655, Page 790, Register's Office for Davidson County, Tennessee. Said Property was further conveyed to Free Will Baptist Foundation, Inc. by Quitclaim Deed from Horton Heights Freewill Baptist Church of record in Instrument No. 20060515 – 0056863, Register's Office for Davidson County, Tennessee. Said property was further conveyed to The Southeast Conference United Church of Christ by Warranty Deed from Free Will Baptist Foundation, Inc. of record in Instrument No. 20060515 – 0056864, Register's Office for Davidson County, Tennessee.

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