After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

FROM: WOMEN'S DIVISION OF THE GENERAL BOARD OF GLOBAL MINISTRIES OF THE UNITED METHODIST CHURCH

This instrument prepared by:

Larry D. Craig
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

TO: KENNETH R. BATICK AND WIFE, LINDAJANE BATICK

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Kenneth R. Batick, et ux 1699 Little Marrowbone Road Ashland City, Tennessee 37015	Same	Cheatham: Map 063 Parcel 014.00 & SI 001 (portion of) Davidson: Map 045-00-0 Parcel 031.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $154,129.50.

Martha S Knight
AFFIANT

Subscribed and sworn to before me, this the 27 day of January, 2010.

NOTARY PUBLIC

My Commission Expires: 12/14/2013

LINDA C DOUGLAS
Notary Public - State of New York
NO. 01D06214856
Qualified in Bronx County
My Commission Expires 12/14/2013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Women's Division of the General Board of Global Ministries of the United Methodist Church formerly known as Woman's Division of Christian Service of the Board of Missions and Church Extension of the Methodist Church, by and through its duly authorized officer, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Kenneth R. Batick and wife, Lindajane Batick, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Cheatham and Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" and "B" attached hereto and incorporated by reference herein, the written Legal Description and Ingress and Egress Easement; subject to the Permitted Encumbrances set out on Exhibit "C" attached hereto.

Dolores Moulton, Register
Cheatham County Tennessee

Rec #:	162506
Rec'd:	35.00
State:	570.17
Clerk:	1.00
EDP:	2.00
Total:	608.17

Instrument #: 122636
Recorded
2/1/2010 at 10:15 AM
in Record Book
343
Pgs 418-424

BILL GARRETT, Davidson County
Trans:T20100010700 DEEDWARRSP
Recvd: 02/23/10 13:16 7 pgs
Fees:37.00 Taxes:0.00
20100223-0013759

Being the same property conveyed to Woman's Division of Christian Service of the Board of Missions and Church Extension of the Methodist Church by deeds of record in Book 102, page 44, Book 102, page 45, and Book 87, page 481, Register's Office for Cheatham County, Tennessee. Deed of Conveyance not recorded in the Register of Davidson County, Tennessee. A certificate of amendment was filed pursuant to Chapter 112, Laws of 1953 changing its name to Woman's Division of Christian Service of the Board of Missions of the Methodist Church. A certificate of amendment was filed pursuant to Chapter 35, Laws of 1965 changing its name to Woman's Division of the Board of Missions of the Methodist Church. A certificate of amendment was filed 11/18/1968 changing its name to Women's Division of the Board of Missions of the United Methodist Church. A certificate of amendment was filed 9/14/1972 changing its name to Women's Division of the Board of Global Ministries of the United Methodist Church. A certificate of amendment was filed 8/19/1982 changing its name to Women's Division of the General Board of Global Ministries of the United Methodist Church.

This is unimproved property known as approximately 114.17 acres off of Little Marrowbone Road, Ashland City, Tennessee 37015.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs, representatives and assigns, forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), 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, GRANTOR has executed this Special Warranty Deed on the 27th day of January, 2010.

WOMEN'S DIVISION OF THE GENERAL BOARD OF GLOBAL MINISTRIES OF THE UNITED METHODIST CHURCH

BY: Martha J Knight

TITLE: Treasurer

STATE OF NEW YORK
COUNTY OF New York

Before me, a Notary Public in and for said County and State, personally appeared Martha S. Knight, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Treasurer of Women's Division of the General Board of Global Ministries of the United Methodist Church, and that he/she, as such Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Treasurer.

Witness my hand and official seal at New York, New York, this 27 day of January, 2010.

NOTARY PUBLIC

My Commission Expires: 12/14/2013

LINDA C DOUGLAS
Notary Public - State of New York
NO. 01D06214656
Qualified in Bronx County
My Commission Expires 12/14/2013

EXHIBIT A

Legal Description of Land

The following paragraph describes a tract of land in the 1st Civil District of Cheatham County, Tennessee, with a portion also being in the 1st Council District of Davidson County, Tennessee, being a portion of that property which was conveyed to Woman's Division of Christian Service of the Board of Missions of the Methodist Church, by H.O. Jordan, et ux, in a deed of record which is recorded in Deed Book 102, Page 45, Register's Office for Cheatham County, Tennessee (ROCCT).

Beginning at a point in the center of Little Marrowbone Creek, said point being located from a pipe (old), a common corner of a tract of land which belongs to R.M. Honeycutt, Sr., having a deed reference in Deed Book 89, Page 53, ROCCT, a tract of land which belongs to Patti P. Cauley, having a deed reference in Deed Book 381, Page 356, ROCCT, and a tract of land which belongs to Peggy Jo Desmit, having a deed reference in Deed Book 248, Page 239, ROCCT,
N 53°59'49" E, 325.00 feet;
thence, N 28°03'04" E, 506.37 feet;
thence, N 54°59'49" E, 149.00 feet;
thence, N 68°53'28" E, 327.82 feet;
thence, N 69°28'27" E, 121.74 feet;
thence, N 67°57'20" E, 141.622, **to the point of beginning,** the northwest corner of this tract, marked by a witness pin (new) on the southerly side of Little Marrowbone Creek and continuing with Little Marrowbone Creek, as follows:
N 67°57'20" E, 35.41 feet;
thence, N 61°56'54" E, 161.37 feet;
thence, N 67°52'57" E, 59.00 feet;
thence, N 80°07'02" E, 536.13 feet;
thence, N 87°56'05" E, 150.23 feet;
thence, S 72°35'24" E, 322.55 feet;
thence, S 75°44'54" E, 91.92 feet;
thence, S 64°14'04" E, 119.35 feet;
thence, S 61°36'39" E, 139.52 feet;
thence, S 65°59'52" E, 45.86 feet;
thence, S 76°36'38" E, 111.34 feet;
thence, S 76°18'52" E, 127.32 feet;
thence, S 78°37'22" E, 146.74 feet;
thence, S 69°08'27" E, 37.67 feet;
thence, S 70°10'29" E, 190.08 feet;

thence, S 80°36'27" E, 75.85 feet;
thence, N 89°32'59" E, 76.71 feet;
thence, N 63°26'28" E, 110.88 feet to a point, the northwest corner of a tract of land which belongs to Reba D. Buhler, having a deed reference in Deed Book 384, Page 867, ROCCT, marked by a witness pin (new) on the south bank of said Little Marrowbone Creek;
thence, S 22°58'28" E, passing a common corner of said tract of land which belongs to Reba D. Buhler, and a tract of land which belongs to Dennis W. Castle, having deed references in Deed Book 392, Page 126, ROCCT, and Instrument # 200608100098828 Register's Office for Davidson County, Tennessee (RODCT), and continuing in all, 1838.01 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to Dennis W. Castle;
thence, S 39°43'06" E, crossing the Cheatham County, Davidson County line, and continuing in all 837.71 feet to an iron pin (old), a common corner of a said tract of land which belongs to Dennis W. Castle, and a tract of land which belongs to Linda H. Moses, having a deed reference in Deed Book 7641, Page 913, RODCT;
thence, N 86°37'49" W, passing the Davidson County, Cheatham County line, and continuing in all, 699.80 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to Linda H. Moses;
thence, S 62°51'02" W, 394.65 feet to an iron pin (new), a common corner of said tract of land which belongs to Linda H. Moses, and a tract of land which belongs to Perry A. Chapdelanie, Jr., having a deed reference in Deed Book 310, Page 719, ROCCT;
thence, S 49°23'22" W, 161.24 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to Perry A. Chapdelanie, Jr.;
thence with a new line, as follows:
N 51°03'26" W, 1775.30 feet to an iron pin (new);
thence, N 31°17'34" W, 1244.76 feet to an iron pin (new);
thence, N 23°44'29" W, 258.52 feet to an iron pin (new);
thence, N 59°41'45" W, 344.14 feet to an iron pin (new);
thence, N 23°12'53" W, 177.13 feet, to the point of beginning, containing **114.17 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated August 31, 2009.

The above described tract of land is served by an Ingress and Egress Easement, which is described in Exhibit B.

EXHIBIT B

Legal Description of Easement

The following paragraph describes an easement for ingress and egress only across a tract of land in the 1st Civil District of Cheatham County, Tennessee, being a portion of that property which was conveyed to Woman's Division of Christian Service of the Board of Missions of the Methodist Church, by H.O. Jordan, et ux, in a deed of record which is recorded in Deed Book 102, Page 45, Register's Office for Cheatham County, Tennessee (ROCCT).

Beginning at a point in the center of Little Marrowbone Creek, said point being located from a pipe (old), a common corner of a tract of land which belongs to R.M. Honeycutt, Sr., having a deed reference in Deed Book 89, Page 53, ROCCT, a tract of land which belongs to Patti P. Cauley, having a deed reference in Deed Book 381, Page 356, ROCCT, and a tract of land which belongs to Peggy Jo Desmit, having a deed reference in Deed Book 248, Page 239, ROCCT,
N 53°59'49" E, 325.00 feet;
thence, N 28°03'04" E, 506.37 feet;
thence, N 54°59'49" E, 149.00 feet;
thence, N 68°53'28" E, 327.82 feet, **to the point of beginning,** the northwest corner of this easement, and continuing with Little Marrowbone Creek, as follows:
N 69°28'27" E, 121.74 feet;
thence, N 67°57'20" E, 141.62 feet to a point, marked by a witness pin (new) on the southerly side of Little Marrowbone Creek;
thence with a new line, as follows:
S 23°12'53" E, 177.13 feet to an iron pin (new);
thence, N 78°00'15" W, 344.14 feet, to the point of beginning, containing **0.53 acres** as surveyed by Steven E. Artz, Tennessee license No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated August 31, 2009.

The easement shall be used for reasonable ingress and egress to the land described on Exhibit A attached hereto, but not for construction on or above the land nor construction or tunneling under it. This easement shall continue for so long as said land is used for the same purposes as those for which it is used at the time of this grant or for single family residential use.

EXHIBIT "C"
PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year in which the Closing takes place and subsequent years.

2. Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record.

3. Supplemental taxes and assessments levied as a result of the completion of improvements after January 1 of any year.

4. Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property.

5. Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property.

6. The rights that the public and upper and lower riparian owners have in any waters present on the Property and flows/meanders of Little Marrowbone Creek and branch thereto.

7. Seventy-Five (75') foot gas transmission line easement traversing the subject property, but without exact location thereof by bearings and distances.

8. Reservation of family cemetery with rights of ingress and egress thereto, as reserved in Book 102, Page 45, Register's Office for Cheatham County, Tennessee.

9. This property has no access or road frontage and cannot be conveyed as described herein, however, Grantees by acceptance hereof acknowledge that they are the owners of property adjacent to the property described herein which provides access.

10. All matters described in the Commitment.