[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Second Mouse, LLC		Map/Parcel -
PO BOX 160730	NEW OWNER	08303021200
Nashville, TN 37216		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Executive Board of the Tennessee Baptist Convention, a Tennessee Corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Second Mouse, LLC, a Tennessee Limited Liability Company** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Map of Mrs. Minnie E. Martin's Subdivision of Lot No. 58 and part of Lot No. 59 of Brownsville, as of record in Book 547, Page 137, Register's Office for said County.

Said Lot No. 1 fronts 206.5 feet on the Easterly side of Riverside Boulevard and extends back between lines 242.5 feet on the Northerly line and 243.5 feet along the Northerly line of Carter Street on the Southerly line to a dead line in the rear, measuring 206 feet thereon.

Being the same property conveyed to Executive Board of the Tennessee Baptist Convention, a Tennessee corporation by Warranty Deed from Clyde R. Allen, Ralph Neil, Jack Taylor and Lee W. Tucker, Trustees of Central Baptist Church, recorded on the 26th day of April, 1976 in Deed Book 5018, Page 775, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the pat of MAP OF MRS. MINNIE E. MARTIN'S SUBDIVISION OF LOT NO. 58 AND PART OF LOT NO. 59 OF BROWNSVILLE, as recorded in Plat Book 547, Page 137, said Register's Office.

This is improved property commonly known as: 1301 Riverside Drive, Nashville, TN 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $118,000.00

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 12th day of January, 2011.

My Commission Expires: _____

Notary Public

My Commission Expires MAY 8, 2013

BILL GARRETT, Davidson County
Trans:T20110003006 DEEDWARR
Recvd: 01/14/11 14:01 2 pgs
Fees:13.00 Taxes:436.60

20110114-0004145

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of January, 2011

Executive Board of the Tennessee Baptist Convention

By: _____

Its: Executive Director-Treas.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rod C. Dunn with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Exec Director of Executive Board of the Tennessee Baptist Convention, the within named bargainor, and that he as such Exec Director being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as Exec Director

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of January, 2011.

_____
Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013