SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

P-FC-11-1026

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Drive, Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Property Group, GP	NEW OWNER (NAME)	
1001 McMAHAN AVE ~~1026 Carolyn Avenue~~ (ADDRESS)	(ADDRESS)	072-13-035.00
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TENNESSEE BAPTIST FOUNDATION, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NASHVILLE PROPERTY GROUP, GP, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Irvington (erroneously shown as Irvinton in prior deeds), of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josephine M. Crain by deed from Jas. E. Covington, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, of record in Book 3876, Page 296, in the Register's Office for Davidson County, Tennessee, dated April 1, 1965.

Being the same property conveyed to Patricia M. Bennett, Trustee under the Irrevocable Trust Agreement of Josephine M. Crain dated October 4, 2010 by deed from Josephine M. Crain of record in Instrument Number 20110103-0000061, in the Register's Office for Davidson County, Tennessee, dated October 14, 2010. The said Josephine M. Crain having since died November 19, 2010, with her estate being probated under Docket No. 11P-405 in the Seventh Circuit Court, Davidson County, Tennessee, Probate Division. Being the same property conveyed to Tennessee Baptist Foundation by Quitclaim Deed from Patricia M. Bennett, Trustee under the Irrevocable Trust Agreement of Josephine M. Crain, dated October 14, 2010 and filed of record in Instrument No. 20111129-0092685, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1026 Carolyn Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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.

Witness my/our hand(s) this 30th day of November, 2011.

Tennessee Baptist Foundation
BY:
William Gruenewald, III

BILL GARRETT, Davidson County
Trans:T20110080740 DEEDWARRSP
Recvd: 12/21/11 10:18 2 pgs
Fees:13.00 Taxes:222.00
20111221-0099592

STATE OF Tennessee
COUNTY OF Davidson

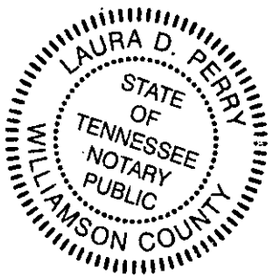
On this the 29th day of November, 2011, before me personally appeared William Gruenewald, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Executive Vice President of Tennessee Baptist Foundation, the within named bargainor, a corporation, and that he/she as such Executive Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of November, 2011.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:

HOMELAND TITLE, INC.

2012 21st Avenue South
Nashville, Tennessee 37212