BILL GARRETT, Davidson County
Trans:T20120024832 DEEDWARRSP
Recvd: 04/05/12 09:36 3 pgs
Fees:18.00 Taxes:5180.00
20120405-0029040

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

# SPECIAL WARRANTY DEED

This special warranty deed, made on April 3, 2012, by US Community Credit Union, formerly known as US Courthouse Credit Union, a Tennessee Corporation, ("Grantor") to First Evangelical Lutheran Church, ("Grantee").

Grantor, in consideration of $1,400,000.00, paid by Grantee to Grantor, the receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described property situated in the State of Tennessee:

Land in Davidson County, Tennessee, being part of Lots Nos. 21 and 29 on the Southfield Plan of Lots, of record in book "N", page 459, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, April 1, 1967, as follows: Beginning at an iron pin on the westerly margin of 8th Avenue South, formerly Spruce Street, at the southeast corner of the property conveyed to Davidson Properties, Inc. by deed from Mollie Johnson Warren, of record in book 1908, page 349, said Register's Office; thence with the southerly line of said property westwardly 167 feet to an iron pin in the easterly margin of an alley; thence with said alley southwardly 65 feet to an iron pin at the northwest corner of the property conveyed to Mary Napier Ganier by deed from W. E. Norvell, Jr., of record in book 2958, page 379, said Register's Office; thence with the northerly line of said property eastwardly 166.9 feet to an iron pin in the westerly margin of 8th Avenue South; thence with said Avenue northwardly 65 feet to the beginning.

Being the same property conveyed to US Courthouse Credit Union, a Tennessee Corporation by Deed from Margaret Warren Nisley, Joseph M. Warren III, Lillian A. Warren, Yvonne A. Warren, Spencer A. Warren and Mary Helen Warren, dated 04/17/1967 and filed for record on 04/19/1967 in Book 4123, Page 34, Register's Office for Davidson County, Tennessee.

Map & Parcel: 09310001000

This property is known as: 125 8th Avenue South, Nashville, TN 37203

Together with all the estate and rights of Grantor in the above-described premises.

Grantors covenant as follows:

1. That the premises are free from all encumbrances made by Grantor; and

2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

IN WITNESS, the Grantor this date has executed this Special Warranty Deed as US Community Credit Union.

US Community Credit Union

By: Cindy Babin, Executive Vice President

**Cindy Babin, Executive Vice President**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy Babin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executive Vice President, of US Community Credit Union, a Corporation, and is authorized by the Corporation to execute this instrument on behalf of the Corporation.

WITNESS my hand and official seal this 3rd day of April, 2012.

LUIGI MARCHETTI JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

11-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,400,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me on this 3rd day of April, 2012.

Affiant

Notary Public

(Seal)

My commission expires:

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| First Evangelical Lutheran Church | New Owner |
| 113 8th Ave., South | |
| Nashville, TN 37203 | |