THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20120040877 DEEDWARR
Recvd: 06/04/12 13:26 6 pgs
Fees:33.00 Taxes:18870.00
20120604-0048428

Box 14A
23825-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Cross Point Community Church 4301 Charlotte Avenue Nashville, TN 37209 Attn: Pete Wilson	New Owner	082-10-0-010-00 & 082-14-0-040-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, BEN S. GAMBILL, JR. AND THOMAS K. GAMBILL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CROSS POINT COMMUNITY CHURCH, A TENNESSEE NON-PROFIT CORPORATION, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the part of the same property conveyed to G and G Properties, a Tennessee joint venture composed of Ben S. Gambill, Jr. and Thomas K. Gambill by Deed dated March 23, 1989, from 2700 South Shaver Investment Company, N.V., a Netherland Antilles corporation, of record in Book 7803, Page 577, Register's Office for Davidson County, Tennessee; and Being all of the same property conveyed to G&G Investments, a Tennessee joint venture, by Warranty Deed and Assumption Agreement dated July 3, 2000, from Alley-Cassetty Coal Co., Inc., a Tennessee corporation of record as Instrument No. 20010430-0043116, said Register's and being all of the same property conveyed to Ben S. Gambill, Jr. and Thomas K. Gambill, of record as Instrument No. 20120530-0046785 Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 299 Cowan Street and 1 Oldham Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 31st day of May, 2012.

Ben S. Gambill, Jr.

Thomas K. Gambill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ben S. Gambill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 24th day of May, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas K. Gambill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 31st day of May, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,100,000.00.

Affiant

Subscribed and sworn to before me this
31st day of May, 2012.

Notary Public
My Commission Expires:

CYNTHIA L. SHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MAY 6, 2013

Exhibit "A"
Legal Description

TRACT ONE: Map/Parcel #082-10-0-010-00

Land in Davidson County, Tennessee, being a southerly portion of Lot 10 on the First Division of the John Shelby Estate, of record in Plan Book 1, Page 10, Chancery Court, Davidson County, Tennessee, a northerly portion of Lot 11 of the John Shelby Subdivision, recorded in Plan Book 1, Page 10, Chancery Court, and a portion of Cowan Street, as closed by Council Bill No. 73-491, and being more particularly described according to a survey prepared by Regan-Smith-Murphy & Associates dated June 22, 1987, Job No. 72-522, as follows:

Beginning at a set P.K. nail in the South margin of Spring Street at the entrance to Cowan Street, said point being 50 feet, more or less, West of the centerline of Cowan Street and proceeding as follows: South 47° 24' 09" East, a distance of 23.98 feet to a set P.K. nail, said point being in the West margin of Cowan Street; thence along said margin South 05° 46' West, a distance of 186.30 feet to an existing iron pin; thence with a curve to the left and having a radius of 430.46 feet for a distance of 114.57 feet to an existing P.K. nail, said curve having a chord bearing and distance of South 01° 51' 30" East, a distance of 114.23 feet; thence with the same South 09° 29' East, a distance of 134.55 feet to an existing iron pin, said point being the Northeast corner of a tract conveyed to Farris Hardwood Lumber Company, as recorded in Book 649, Page 651, Register's Office for said County, and is the Southeast corner of this tract; thence along a common property line of the above said two tracts, South 49° 51' 07" West, a distance of 457.51 feet to an existing iron pin; thence with the same, North 83° 18' West, a distance of 14.14 feet to an existing iron pin, said point being in the East margin of Louisville & Nashville Railroad; thence along said margin with a curve to the right and having a radius of 692.2 feet for a distance of 190.28 feet to an existing iron pin, said curve having a chord bearing and distance of North 25° 09' 30" West, a distance of 189.68 feet; thence with the same, North 17° 17' West, a distance of 218.09 feet to an existing iron pin; thence with a curve to the right and having a radius of 553.27 feet for a distance of 271.83 feet to an existing iron pin, said curve having a chord bearing and distance of North 03° 12' 30" West, a distance of 269.10 feet; thence with the South margin of Spring Street (a 60 foot wide road), North 79° 25' 41" East, a distance of 507.93 feet to the POINT OF BEGINNING, containing 278,082 square feet or 6.384 acres of land, more or less.

Included, but Excluded is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8433, Page 973, said Register's Office. Said property being described as follows:

Beginning at a point in the existing West margin of Cowan Street, said point being 31.35 feet right of Cowan Street proposed centerline station 1+10; thence with the proposed Southwest margin of Jefferson Street North 49° 19' 57" West, a distance of 57.41 feet to a point; thence with the proposed South margin of Jefferson Street (1) South 80° 31' 19" West a distance of 10.72 feet (2) having a 2810.79 foot radius curve westerly 126.84 feet (3) South 77° 47' 28" West, a distance of 197.33 feet (4) South 74° 54' 29" West a distance of 136.21 feet to a point; thence with the existing East margin of CSX Transportation Railroad northerly 54 feet more or less to a point; thence with the existing South margin of Jefferson Street easterly 510 feet more or less to a point; thence with said existing West margin Southerly 74 feet more or less to the POINT OF BEGINNING.

Said Exclusion making the property a total of 5.96 acres, more or less.

Being improved commercial property known as 299 Cowan Street, Nashville, Tennessee 37213.

Being the part of the same property conveyed to G and G Properties, a Tennessee joint venture composed of Ben S. Gambill, Jr. and Thomas K. Gambill by Deed dated March 23, 1989, from 2700 South Shaver Investment Company, N.V., a Netherland Antilles corporation, of record in Book 7803, Page 577, Register's Office for Davidson County, Tennessee.

TRACT TWO: Map/Parcel #082-14-0-040-00

Land in Davidson County, Tennessee, being Lot No. 1 on the Subdivision of the Farris property of record in Book 7900, Page 391, as revised by the Surveyor's Certificate of Correction, dated November 12, 1992, of record in Book 8795, Page 559, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being improved commercial property known as 1 Oldham Street, Nashville, Tennessee 37213.

Being all of the same property conveyed to G&G Investments, a Tennessee joint venture, by Warranty Deed and Assumption Agreement dated July 3, 2000, from Alley-Cassetty Coal Co., Inc., a Tennessee corporation of record as Instrument No. 20010430-0043116, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Property taxes for the year 2012, and subsequent years, not yet due and payable. Map/Parcel No. 082-10-0-010-00 (Tract One) & 082-14-0-040-00 (Tract Two)

2. Subject to the rights of a railroad spur track located on said property and the Agreement related as stated in Book 5041, Page 773, Register's Office for Davidson County, Tennessee. (Tract One Only)

3. Agreement for Dedication of Easement for Water Mains and Appurtenances in Book 11329, Page 128, said Register's Office. (Tract One Only)

4. Easements for construction and maintenances of existing and future utilities within that portion of Cowan Street, which was closed by Metropolitan Council, Bill No. 73-491 of Metropolitan Government of Nashville and Davidson County, Tennessee. (Tract One Only)

5. Easement for sanitary sewer along the southerly boundary and Easement in Minute Book 37, Page 481, Circuit Court of Davidson County, Tennessee (July 11, 1908) and as shown on survey made by Ragan-Smith-Murphy & Associates dated June 22, 1987. (Tract One Only)

6. Easement for slope and fill granted Davidson County by Indiana Lumber Company at the corner of Spring and Cowan Streets along Spring Street, as set out in instrument of record in Book 365, Page 181, Register's Office for Davidson County, Tennessee, and as shown on survey made by Ragan-Smith-Murphy & Associates, dated June 22, 1987. (Both Tracts)

7. Rights of parties in possession, if any, under any unrecorded leases. (Both Tracts)

8. Subject to matters disclosed on the survey prepared by Cherry Land Surveying, Inc., by R. Scot Cherry, R.L.S. No. 1512, dated April 9, 2012, last revised April 27, 2012.

9. Applicable zoning and ordinances. (Both Tracts)

10. All matters shown on the Subdivision of the Farris property of record in Plat Book 7900, Page 391, Register's Office for Davidson County, Tennessee. (Tract Two Only)

11. Sewer Easement as set forth in instrument recorded in Book 2537, Page 416, said Register's Office. (Tract Two Only)

12. Easements retained in Metro Council Bills 73-464 and 46-368. (Tract Two Only)