THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 621,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2012 Notary Public MY COMMISSION EXPIRES: 7-8-13 (AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Farringer	AVENUE BANK	MAP 104-9
3618 Richland Avenue	3823 CLEGHORN AVE	PARCEL 87
Nashville, TN 37205	NASHVILLE TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Welch College,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John L. Farringer and wife, Deborah R. Farringer,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being land in the 24th Councilmanic District of Davidson County, located approximately 240 feet northeast of the northeasterly right-of-way line intersection of Richland Ave (70-foot R.O.W.) and Craighead Ave (70-foot R.O. W.), being more particularly described as follows;

Commencing at a point along the northeasterly right-of-way line intersection of Richland Ave and Craighead Ave;

THENCE, along the northwesterly right-of-way line of Richland Ave, N70 deg 00'00"E, 100.00 feet to an Iron Pin found with cap;

THENCE, N 70 deg 00'00"E, 50.10 feet to an Iron Pin found with cap;

THENCE, N 70 deg 00'00" E, 90.00 feet to an Iron Pin set with cap, Foresight L S, Caruthers 2362, at the southwest corner of the Welch College property as of record in Deed Book 4611, Page 262, R.O.D.C., said point being the Point of Beginning;

THENCE, leaving said right-of-way line along the westerly line of the Welch College property, N 19 deg 55'25"W, 191.76 feet to an Iron Nail set in asphalt, along the southeasterly right-of-way line of Alley #1153 (15-foot R.O.W.);

THENCE, along the southeasterly right-of-way line of Alley #1153, N 70 deg 00'00" E, 90.00 feet to an Iron Pin set with cap, Foresight L S, Caruthers 2362;

THENCE, leaving said right-of-way line along the easterly line of the Welch College property, S 19 deg 55'25"E, 191.76 feet to an Iron Pin set with cap, Foresight L S, Caruthers 2362, along the northwesterly right-of-way line of Richland Ave;

THENCE, along the northwesterly right-of-way line of Richland Ave, S 70 deg 00'00" W, 90.00 feet to the Point of Beginning. Containing 0.40 acres or 17,255 square feet more or less according to Plat of Survey by Foresight Land Surveying, Welch College Property, Corbin L. Caruthers, RLS, TN Lic. 2362, File 12-141, Dated 10-23-12.

Being the same property conveyed to Free Will Baptist Bible College by Deed from Lena R. Boyce, a widow of record in Instrument No. 4611, Registers office for Davidson County, Tennessee, dated June 16, 1972 and recorded June 16, 1972. The said Free Will Baptist Bible College having changed its name to Welch College by that certain Filing Acknowledgment filed in Instrument No. 20120725-0065183, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **3618 Richland Avenue, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20120082395 DEEDWARR
Recvd: 10/30/12 11:34 2 pgs
Fees:13.00 Taxes:2327.30

20121030-0099389

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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hand(-) this the 25th day of October, 2012.

Welch College

BY: J. Matthew Pinson

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared J. MATTHEW PINSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of the maker, **Welch College**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 25 day of October, 2012.

My Commission expires March 8, 2014

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE