STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20140017073 DEEDWARR
Recvd: 03/13/14 11:38 3 pgs
Fees:18.00 Taxes:279.65
20140313-0021065

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,580.00.

Jackie L McCrary
Affiant

SUMNER COUNTY TENNESSEE NOTARY PUBLIC TRUDY MILLIKEN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2014.

Notary Public
MY COMMISSION EXPIRES: 9/11/2014
File No. G14-8427D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jackie L. McCrary	SAME	74-5 and 74-19
(NAME)	(NAME)	
1630 Neely's Bend Rd		
(STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Bible Broadcasting Network, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackie L. McCrary and wife, Donna K. McCrary, a 33 1/3 undivided interest, Jackie Wayne McCrary and wife, Rachel McCrary, a 33 1/3 undivided interest, and Jason L. McCrary, unmarried, a 33 1/3 undivided interest, as tenants in common,** 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 a parcel of land located in the first Civil District of Nashville, Davidson County, Tennessee on the westerly side of Neeley's Bend Road (having a 60 foot unrecorded right of way easement), between Menees Lane and Overton Road and being a part of Lot Number One on the map showing division of Estate of J.K.P. and Mattie G. Hamblen, dated September 20, 1901, of record in Minute Book 6, page 366, of the County Court for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Wamble & Associates Registered Land Surveyor, No 1136, in December 1986, with all bearings being referenced to magnetic North as follows, to-wit:

Beginning at a point in the center of Neeley's Bend Road in the southeast corner of the O.N. Williams property, of record and Deed Book 2293, page 251, Register's Office of Davidson County, Tennessee; runs thence along the center of Neeley's Bend Road South 7°46'59" East 239.93 feet to a point in the northeast corner of the William E. Shipman property, of record and deed Book 5056, page 467, R.O.D.C., Tennessee; thence leaving Neeley's Bend Road and running along Shipman's line south 67°55'05" West 3208.91 feet (passing an existing iron pin at 30.96 feet) to the low water line of the Cumberland River; thence, with the low water mark of said river as follows: thence, North 15°21'06" West 152.06 feet to a point; thence, North 16°01'20" West 117.91 feet to a point; thence North 15°32'26" West 176.56 feet to a point; thence North 05°50'58" West 103.71 feet to a point; thence North 04°42'08" West 129.17 feet to a point; thence North 05°07'20" West 120.31 feet to a point; thence North 04°23'43" West 132.55 feet to a point in the southeast property line of J.W. Menees property, of record and deed book 1425, page 228, R.O.D.C. Tennessee; thence, leaving said river and running along Menees' line North 67°43'51" East 1615.29 feet to an existing iron pin in the northwest corner of the Bob Whisenant's property, of record of Deed Book 6840, page 262, R.O.D.C., Tennessee; thence, with Whisenant's west line South 09°55'40" East 462.95 feet to an existing iron pin in the northwest corner of the O.N. Williams' property; thence along Williams' west property line South 10°07'03" East 229.60 feet to a point and Williams' southwest

corner; thence, along Williams' southeast line North 68°02'20" East 1604.63 feet (passing an existing iron pin at 1573.69 feet) to a point of beginning.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIPTION IS THE FOLLOWING TRACT OF LAND:

Beginning at an iron rod in the westerly right of way of Neely's Bend Rd, said point being the southeastern corner of the herein described tract and the northeastern corner of the William Shipman tract as described in Deed Book 5056, page 467, RODC; thence with Shipman's north line, South 65°43;'11" West, 1990.41 feet to an iron rod; thence, North 24°16'49" West 342.08 feet to the southeast corner of a fence, the true point of beginning, thence with the fence, South 34°27'11" West, 30.22 feet to a fence corner; thence leaving the fence, South 65°07'56" West, 536.32 feet to an iron rod in a fence line; thence, with the fence, South 52°59'12" West, 117.95 feet to a fence corner; thence, with the fence, North 85°37'28" West 252.61 feet to a fence corner, thence, with the fence, North 33°48'10" East, 256.76 feet to a fence corner, thence, with the fence, North 43°26'12" East, 395.81 feet to a fence corner, thence with the fence, South 75°53'45" East 356.67 feet to a fence corner, thence, leaving the fence, South 38°30'19" East 142.69 feet to the point of beginning and containing 5.01 acres.

The above described tract of land is served by a 20 foot access easement more particularly described as follows:

Beginning at an iron rod in the westerly right of way of Neely's Bend Rd, said point being the southeastern corner of the herein described tract and the northeastern corner of the William Shipman tract as described in Deed Book 5056, page 467, RODC; thence with said right of way, North 09°59'17" West, 5.16 feet to iron rod, the true point of beginning; thence running 5 feet north of the line between Shipman and the Bible Broadcasting Network tract as described in Deed Book 8327, page 146, RODC; South 65°43'11" West 831.36 feet to a point 5 feet north of Shipman; thence, South 79°23'50" West, 99.69 feet to a point; thence, South 65°39'22" West 744.53 feet to a point; thence, South 67°13'38" West 173.36 feet to a point; thence with a curve to the right having a delta angle of 106°22'18", a radius of 184.00 feet, an arc length of 341.60 feet, a chord bearing of North 59°35'13" West and a chord length of 294.61 feet to a point; thence, North 06°24'04" West 182.67 feet to a point; thence with a curve to the left having a delta angle of 117°25'46", a radius of 61.72, an arc length of 126.49 feet, a chord bearing North 65°06'57" West and a chord length of 105.49 feet to a point; thence, South 56°10'10" West, 46.49 feet to a point in a fence line; thence, with said fence, North 75°53'45" West 26.94 feet to a point; thence leaving said fence, North 56°10'10" East, 64.53 feet to a point; thence with a curve to the right having a delta angle of 117°25'46", a radius od 81.72 feet, an arc length of 167.48 feet, a chord bearing of South 65°06'57" East and a chord length of 139.67 feet to a point; thence, South 06°24'04" East, 182.67 feet to a point; thence with a curve to the left having a delta angle of 106°22'18", a radius of 164.00 feet, an arc length of 304.47 feet, a chord bearing of South 59°35'13" East and a chord length of 262.59 feet to a point; thence, North 67°13'38" East, 173.08 feet to a point; thence, North 65°39'22" East, 746.67 feet to a point; thence North 79°23'50" East, 99.70 feet to a point; thence, North 65°43'11" East, 834.06 feet to the point of beginning and containing 1.175 acres.

The above described property is subject to an unrecorded agreement dated November, 1948 granting an easement for road purposes to Davidson County, Tennessee, as follows:

Beginning in the center of Neeley's Bend Road and in the southeast corner of the O.H. Williams' property, of record and deed book 2293, page 251, thence running along center line of Neeley's Bend Road South 07°46'59" East 239.94 feet to a point in the northwest corner of William E. Shipman property, of record and deed book 5056, page 467, R.O.D.C, Tennessee; thence along Shipman's northwest line south 67°55'05" West 30.96 feet to an existing iron pin; thence leaving Shipman's line and running parallel to the center of Neeley's Bend Road North 07°46'59" West 240.01 feet to an existing iron pin in the southeast line of Williams' property; thence along Williams' line north 65°02'29" East 30.94 feet to the point of beginning.

BEING a portion of the same property conveyed to Bible Broadcasting Network, Inc. from Capstar Communications of Tennessee, Inc., by Deed dated April 9, 1991, in Book 8327, Page 146, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement to the United States of America as recorded in Book 2246, page 61, Register's Office for Davidson County, Tennessee.

2. Subject to unrecorded agreement dated November 1948 granting easement for road purposes to Davidson County, Tennessee.

3. Subject to the exceptions set out in Book 8327, page 146, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is UNimproved property, known as 1940 Neely's Bend Road, Madison, TN 37115.

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. Whenever 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 11th day of March, 2014.

BIBLE BROADCASTING NETWORK, INC.

By: _____
Carl Redemann, Executive Director

March 11, 2014
Date

STATE OF North Carolina

COUNTY OF Mecklenburg }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carl Redemann, Executive Director for Bible Broadcasting Network, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executive Director of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of March, 2014.

My Commission Expires: 3/29/2018

_____
Notary Public

LYDIA R. STONE NOTARY PUBLIC UNION COUNTY, NC

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066