BILL GARRETT, Davidson County
Trans:T20140044029 DEEDWARR
Recvd: 06/20/14 15:52 6 pgs
Fees:33.00 Taxes:6475.00
20140620-0054248

Map: 105-09-0
Parcel: 117.00

Warranty Deed

Address of New Owner(s)
Belmont Real Estate Holdings II
1900 Belmont Boulevard
Nashville, Tennessee 37212

Send Tax Bills To:

SAME

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $1,750,000.

Affiant

Subscribed and sworn to before me this 19th day of June, 2014.

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires December 6, 2016

For and in Consideration of the sum of ONE MILLION, SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Michael D. Wright, Chairman, Maxine L. Watts, Karen Sharae Bates-Thompson, as Trustees of the Bass Street Baptist Church, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Belmont Real Estate Holdings, II, a Tennessee Limited Liability Company, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

TRACT I

Land in Davidson County, Tennessee, being Lots Nos. 35, 36, and the north 40 feet of Lot No. 37 on the Plan of D. B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book 161, Page 165, Register's Office for said County.

Said Lots and part of said Lot adjoin and front together 140 feet on the westerly side of 12th Avenue south, formerly Granny White Pike, and run back between lines, Lot No. 35 running back along the south margin of Caldwell Avenue, 150 feet to an alley in the rear on which they measure 138 feet, more or less.

Being the same property conveyed to EDGAR B. JORDAN, BERT CHRISTMON, JOHN CARNEY, HENRY WOODS, HARNEST CRAIN, BOOKER T. AKIN, AND CLARENCE REED, TRUSTEES OF THE BASS STREET BAPTIST CHURCH by deed from E. D. PHILLIPS, JOHN N. DAVIS, SAMUEL A. TOLBERT, MANUEL ADKINS, AND ELI CARUTHERS, JR., TRUSTEES OF THE 12TH AVENUE SOUTH CHURCH OF CHRIST of record in Book 4141, Page 864, dated May 22, 1967, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the Metropolitan Development and Housing Agency by Clerk's Deed of record in Book 4818, Page 477, said Register's Office.

TRACT II

Being part of Lots Nos. 37 and 38 on the Map of the Blakemore Subdivision, as recorded in Book 161, Page 165, Register's Office for said County, and being part of Lots Nos. 36, 35, 34, and 33 on the Map of the Lawrence Home Place, of record in Book 421, Page 163, said Register's Office, and described according to a survey by Barge, Waggoner & Sumner, Engineers, dated April 28, 1969, as follows:

Beginning at an iron pin in the westerly margin of 12th Avenue South, as widened, 138.90 feet southerly from Caldwell Avenue; thence, with the margin of said Avenue, as widened, South 4° 49' West, 66.80 feet to an iron pin; thence, North 83° 08' West, 156.62 feet to an iron pin; thence, North 0° 23' East, partially along Alley No. 628, 67.89 feet to an iron pin; thence, South 82° 22' East, 150.78 feet to the point of beginning.

Being the same property conveyed to TRUSTEES OF THE BASS STREET BAPTIST CHURCH by deed from THE NASHVILLE HOUSING AUTHORITY of record in Book 4540, Page 237, dated September 27, 1971, said Register's Office.

This is improved property, known as 2005 12th Avenue South, Nashville, Tennessee 37204.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Trustees represent to Grantee that Trustees of Bass Street Baptist Church, in behalf of the voluntary organization membership, are lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Trustees represent to Grantee they have been authorized to sell this property and to execute all necessary instruments on behalf of Bass Street Baptist Church to effect such sale by resolution of Bass Street Baptist Church during a properly called business meeting, and attach a certification of said authority and approval as Exhibit A to this deed.

Trustees bind themselves as Trustees, and bind Bass Street Baptist Church, the members, and the successors and assigns of Bass Street Baptist Church to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 19th day of June, 2014, the Bass Street Baptist Church having caused its name to be signed hereto by its duly authorized Trustees, and said Trustees having conveyed all interests in said property vested in Bass Street Baptist Church and in themselves, as Trustees, to Grantee on said day and date.

Trustees of
Bass Street Baptist Church
A/K/A Bass Street Missionary Baptist Church

By: Michael D. Wright
Michael D. Wright, Chairman

By: Maxine L. Watts
Maxine L. Watts, Trustee

By: Karen Sharae Bates-Thompson
Karen Sharae Bates-Thompson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Michael D. Wright, Chairman and Maxine L. Watts, as Trustees of the Bass Street Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the duly authorized Trustees of the Bass Street Baptist Church, also known as Bass Street Missionary Baptist Church, the within named bargainor, a nonprofit, religious, voluntary membership organization, and that as such Trustees, being authorized to sell this property and to execute all necessary instruments on behalf of Bass Street Baptist Church to effect such sale by resolution of Bass Street Baptist Church during a properly called business meeting, executed the foregoing instrument for the purpose therein contained, by signing their names in their representative capacities as Trustees, and also in the name of the name of the Bass Street Baptist Church, as said Trustees.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of June, 2014.

J. Terry Price

NOTARY PUBLIC

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires December 6, 2016

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Karen Sharae Bates-Thompson, as Trustee of the Bass Street Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a duly authorized Trustee of the Bass Street Baptist Church, also known as Bass Street Missionary Baptist Church, the within named bargainor, a nonprofit, religious, voluntary membership organization, and that as such Trustee, being authorized to sell this property and to execute all necessary instruments on behalf of Bass Street Baptist Church to effect such sale by resolution of Bass Street Baptist Church during a properly called business meeting, executed the foregoing instrument for the purpose therein contained, by signing her name in her representative capacity as Trustee, and also in the name of the name of the Bass Street Baptist Church, as said Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of June, 2014.

NOTARY PUBLIC

My Commission Expires December 6, 2016

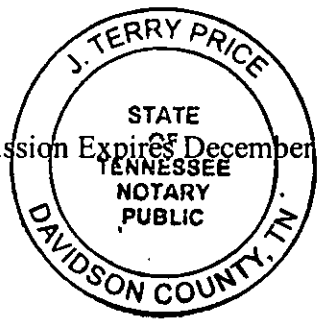


EXHIBIT A

CERTIFICATION OF AUTHORIZATION

I, Theresa Webster, hereby certify that I am the Secretary/Clerk of Bass Street Baptist Church, also known as Bass Street Missionary Baptist Church, and whose duties and responsibilities are outlined in Article III, Section 3 of the Constitution and Bylaws of Bass Street Missionary Baptist Church. As Secretary/ Clerk of Bass Street Baptist Church, also known as Bass Street Missionary Baptist Church, I hereby certify the following:

1. Michael D. Wright, Maxine L. Watts, and Karen Sharae Bates-Thompson are the duly elected Trustees of Bass Street Baptist Church as of the date of this conveyance and hold all property belonging to the church and transact all legal matters on behalf of the church in compliance with Article III, Section 6 of said Constitution and Bylaws.

2. On Sunday, June 1, 2014, a duly called business meeting was held for the purpose of presenting a resolution to the membership authorizing the sale of this property and designating the Trustees to execute all necessary instruments on behalf of the church in connection with this sale. This action had been presented to the Advisory Council and it is their recommendation that the Church approve this resolution. This Special Business meeting was called by the Pastor, Daryl A. Thompson, Sr., and notice of said meeting and the purpose for the meeting was presented by the Pastor from the pulpit one week before said Special Business meeting to the members as required by Article V, Section 2, paragraph C of said Constitution and Bylaws.

3. A quorum of members were present at the Special Business meeting, and eighty-nine eligible members were present to vote. The votes were counted and a majority of the members present and voting voted to approve the resolution approving the sale of this property to Belmont Real Estate Holdings, II and designating the Trustees to execute all necessary instruments on behalf of the church in connection with this sale.

I, Theresa Webster, Secretary/Clerk of Bass Street Baptist Church, also known as Bass Street Missionary Baptist Church, hereby certify that the foregoing is a true and accurate representation of the action duly taken by the Church on June 1, 2014, and said action is in effect as of this 19th day of June, 2014.

Bass Street Baptist Church
A/K/A Bass Street Missionary Baptist Church

By: Theresa A. Webster
Theresa Webster
Secretary/Clerk

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Theresa Webster as Secretary/Clerk of the Bass Street Baptist Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the duly authorized Secretary/Clerk of the Bass Street Baptist Church, also known as Bass Street Missionary Baptist Church, the within named bargainor, a nonprofit, religious, voluntary membership organization, and that as such Secretary/Clerk affirms under oath that the above certification is a true and accurate statement of the business of the church in approving the sale of this property and of the authorizing of the Trustees to effect the sale of this property to the Grantee in effect as of this 19th day of June of 2014.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of June, 2014.

NOTARY PUBLIC

My Commission Expires December 6, 2016

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN