QUITCLAIM DEED

FROM: James Covington
Maurice Jordan
Fred Johnson
Andrew Minor

This instrument was prepared by:
Miranda R. Christy
Stites & Harbison PLLC
Suite 800, SunTrust Plaza
401 Commerce Street
Nashville, Tennessee 37219

Trustees of Watson Grove Missionary Baptist Church

Grantor

BILL GARRETT, Davidson County
Trans:T20140070044 DEEDQC
Recvd: 09/18/14 14:41 7 pgs
Fees:37.00 Taxes:0.00
20140918-0085879

TO: WATSON GROVE MISSIONARY BAPTIST CHURCH, a Tennessee not-for-profit corporation

Grantee

Address New Owner (s) as follows:

WATSON GROVE MISSIONARY BAPTIST CHURCH

1415 Horton Avenue
Nashville, TN 37212

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Map-Parcel Numbers:

105-05-0-088.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 17 day of September, 2014.

Notary Public

My Commission Expires: 7/3/2017

MARY E. DEERING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, James Covington, Maurice Jordan, Fred Johnson, and Andrew Minor (collectively, "**Grantor**") do quitclaim unto WATSON GROVE MISSIONARY BAPTIST CHURCH, a Tennessee non-for-profit corporation ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to the real property described on Exhibit A hereto, together with all improvements thereon.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 17 day of September, 2014.

GRANTOR:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary E Deering, a Notary Public of said County and State, James Coulton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville TN, this 17 day of September, 2014.

Mary E Deering
Notary Public

My Commission Expires: 7/3/2017

MARY E. DEERING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary E Deering, a Notary Public of said County and State, Maurice Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville TN, this 17 day of September, 2014.

Mary E Deering
Notary Public

My Commission Expires: 7/3/2017

MARY E. DEERING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary E Deering, a Notary Public of said County and State, Fred Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 17 day of September, 2014.

Commission exp 7/20/17

MARY E. DEERING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mary E Deering
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary E Deering, a Notary Public of said County and State, Andrew Miror, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville TN, this 17 day of September, 2014.

Mary E Deering
Notary Public

Commission expires 7/3/2017

MARY E. DEERING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

DESCRIPTION OF PROPERTY

TRACT I:

Land in Davidson County, Tennessee being Lot No. 1. on the Plan of Joel A. Hayes' Subdivision of Lot No. 39 on the Plan of 0. B. Hayes Plan of Lots, as of record in Book 45, page 561, Register's Office for said county.

Said Lot No. 1 fronts 50 feet on the southerly side of Horton Street, and extends back between parallel lines, along the northerly margin of Loango Street, 150 feet to a dead line.

Included in the above described property but excluded therefrom is that certain tract or parcel of land conveyed to the Nashville Housing Authority by deed from Frank Perry and wife, Clara L. Perry, of record in Book 4279, page 722, said Register's Office, described as follows;

Being part of Lot No. 1 on the Plan of Joel A. Hayes' Subdivision, of Lot No. 39 on the Plan of O.B. Hayes Plan of Lots, as of record in Book 45, page 561, Register's Office, and more particularly described as follows:

BEGINNING at a point, said point being the southwestern intersection of 14th Avenue South and Horton Avenue; thence along the western margin of 14th Avenue South in a southerly direction a distance of 13 feet, more or less, to a point; thence along a radius of 125 feet, in a northwesterly direction a distance of 44 feet, more or less, to a point; thence along a line in a westerly direction a distance of 10 feet, more or less, to a point; thence along the southern margin of Horton Avenue in an easterly direction a distance of 50 feet, more or less, to the point of beginning and containing 240 square feet, more or less.

Being the same property conveyed to Reverend Curtis Goodwin, Pastor of the Watson Grove Missionary Baptist Church, Sidney Brown, Chairman of the Trustee Board and Robert S. Barnes, Chairman of the Deacon

Board of and for Watson Grove Missionary Baptist Church by deed of record in Book 8963, page 968, Register's Office for Davidson County, Tennessee.

TRACT II:

LAND in Davidson County, Tennessee, being more described as follows:

Being Lots 2, 3 & 12 and part of Lot 11 on the Plan of the Subdivision of Lot 39 on O.B. Hayes Plan of Large Lots called Rokeby as of record in Book 45, page 562, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin at the southerly existing right of way of Horton Avenue at the northwest corner of the Frank Perry Lot; thence along said lot South 8° 23' West, 149.7 feet to an iron pin; thence South 82° 50' East, 50.0 feet to an iron pin in the westerly margin of 14th Avenue South; thence along the said westerly margin of 14th Avenue South, South 9° 46' West, 71.2 feet to an iron pins thence leaving said margin North 82° 12' West, 153.9 feet to an iron pin located in Alley No. 434; thence North 9° 05' East, 71.0 feet; thence North 10° 09' East, 150.2 feet to an iron pin located on the southerly existing right of way of Horton Avenue; thence with the margin of the same South 83° 02' East, 100.1 feet to the point of beginning.

Being the same property conveyed to the Trustees of the Watson Grove Missionary Baptist Church by deed of record in Book 5299, page 190, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of O. B. Hayes Subdivision of Lot No. 39, of record in Book 45, page 561, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the south side of Horton (formerly Pike) Street, and runs back between parallel lines 150 feet to the north line of Lots 7 and 12 of said subdivision.

Being the same property conveyed to Rev. Curtis Goodwin, Pastor, Sidney Brown, Chairman of the Trustee Board and Robert S. Barnes, Chairman of the Deacon Board, of and for Watson Grove Missionary Baptist

Church by deed of record in Book 9005, page 565, Register's Office for Davidson County, Tennessee.

TRACT IV:

LAND in Davidson County, Tennessee, being more described as follows:

Being the easterly part of Lot No. 5 on the Map of the Subdivision of Lot No. 39 of the O. B. Hayes Plan of Lots, as of record in Book 45, page 561, Register's Office for said County.

Said part of said lot fronts 21 1/2 feet on. the southerly side of Horton Street and extends back southerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to the Trustees of the Watson Grove Missionary Baptist Church by deed of record in Book 4578, page 810, Register's Office for Davidson County. Tennessee.

TRACT V:

LAND in Davidson County, Tennessee, being more described as follows:

Being the westerly part of Lot No.5 in the Subdivision of Lot No.39 in O. B. Hayes Plan, as of record in Book 45, page 562, Register's Office for said County, described as follows:

Beginning on the southerly margin of Horton Street at the corner of Lot Nos. 5 and 6; thence with Bennett's westerly line southwardly 150 feet, more or less, to the northerly margin of an alley; thence with said alley westwardly 34 1/2 feet, more or less, to the corner of Lot Nos. 5 and 6; thence with the line between said two lots northwardly 150 feet, more or less, to the beginning.

Being the same property conveyed to J. T. Easley, Thomas Huggins, LeRoy McKelvey, H. D. Barnes, John W. Barnes, Z. T. Taylor, John Hall, Thomas Smith and James Bell, Trustees of the Watson Grove Baptist Church by deed of record in Book 3027, page 78, Register's Office for Davidson County, Tennessee.

TRACT VI:

LAND in Davidson County, Tennessee, being Lot No.6 on the Plan of the Subdivision of Lot No.39 in O. B. Hayes Plan of Large Lots, called "Rokeby", as of record in Book 45, page 562, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the southerly side of Horton Street, and runs back between parallel lines, with the easterly margin of 15th Avenue, South, 150 feet to an alley.

Being the same property conveyed to Leroy McKelvey, H. D. Barnes, Robert Lewis, Thomas L. Huggins, Sr. and Henry Crutcher, Trustees of the Watson Grove Baptist Church by deed of record in Book 2490, page 328, Register's Office for Davidson County, Tennessee.

TRACT VII:

LAND in Davidson County, Tennessee, being more described as follows:

Being the southerly part of Lot No. 7 and the northerly part of Lot No. 8 on the Plan of the Subdivision of Lot No. 39 in O.B. Hayes Plan of Large Lots, called "Rokeby", as of record in Book 45, page 562, Register's Office for said county, described according to a survey made by George W. Watkins, Surveyor, April 7, 1954, as follows:

BEGINNING at a point on the easterly margin of 15th Avenue South, formerly Washington Street, 188.2 feet southerly from the southeast corner of said 15th Avenue South and Horton Avenue; thence with the easterly margin of 15th Avenue South, southwardly 33 feet; thence eastwardly 148.7 feet to the westerly margin of a 10- foot alley; thence with the westerly margin of said alley, northwardly 29 feet; thence westwardly 148.7 feet to the beginning.

Being the same property conveyed to the Trustees of the Watson Grove Missionary Baptist Church by deed of record in Book 4578, page 804, Register's Office for Davidson County, Tennessee.

TRACT VIII:

LAND in Davidson County, Tennessee, being more described as follows:

Being part of Lot No. 7 on the plan of the subdivision of Lot No. 39 in O. B. Hayes' Plan of Large Lots, called "Rokeby" as of record in Book 45, page 562, Register's Office for said County, described according to a survey made by Geo. W. Watkins, Surveyor, April 7, 1954, as follows:

Beginning at a point on the easterly margin of 15th Avenue South, formerly Washington Street, 160 feet southerly from the southeast corner of said 15th Avenue South and Horton Avenue; thence with the easterly margin of said 15th Avenue South, southwardly 28.2 feet; thence eastwardly 148.7 feet to the westerly margin of a 10 foot alley; thence with the westerly margin of said alley, northwardly 28.2 feet to the southerly margin of another 10 foot alley not shown on said plan; thence with the southerly margin of said alley, westwardly 148.7 feet to the beginning.

Being the same property conveyed to Rev. J. T. Easley, John W. Barnes, Leroy McKelvey, H.D. Barnes, Robert L. Lewis, Thomas L. Huggins and Henry Crutcher, Trustees of the Watson Grove Baptist Church by deed of record in Book 3849, page 138, Register's Office for Davidson County, Tennessee.

TRACT IX:

LAND in Davidson County, Tennessee, being that portion of Alley No. 434 closed by Ordinance No. 077-538 filed with the Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows:

From the south margin of Horton Avenue in a southerly direction 190 feet, more or less, to a point in the northerly margin of that portion of Alley No. 434 that was widened and relocated to connect with the east margin of 15th Avenue South.

Being part of the same property described in Ordinance No. 77-538 filed with the Metropolitan Government of Nashville and Davidson County, Tennessee.