This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140085957 DEEDWARRSP
Recvd: 11/14/14 09:38 4 pgs
Fees:23.00 Taxes:1406.00
20141114-0105132

File #26185-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Music City Center for Spiritual Living 127 Holly Forest Nashville, TN 37221	Same	081-07-0/516-00 081-07-0/518-00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **IRVIN OTEN, EXECUTOR OF THE ESTATE OF WADE LEE PHELPS**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **MUSIC CITY CENTER FOR SPIRITUAL LIVING**, a Tennessee nonprofit corporation, (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A.

THIS is improved property known as 1012 Buchanan Street and 1810 11th Avenue, North, Nashville, Tennessee 37208.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 13th day of November, 2014.

ESTATE OF WADE LEE PHELPS

By: _____
Name: Irvin Oten
Its: Executor

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **IRVIN OTEN**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be the Executor of the **ESTATE OF WADE LEE PHELPS**, and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the **ESTATE OF WADE LEE PHELPS** by himself as such Executor.

WITNESS my hand, at office this 13th day of November, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me this
13th day of November, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

EXHIBIT A
LEGAL DESCRIPTION

Tract I:

BEING Lot No. 3 on the Map of Williams and Valentino's Subdivision of Lot Nos. 3 and 4 of Thomas Woodard's Plan, of record in Plan Book 2, Page 33, of the Chancery Court at Nashville. Said Lot No. 3 fronts 51.51 feet on the northerly side of Buchanan Street and runs back between lines 122 feet on the westerly line, along the easterly margin of Woodard Street and 133-1/3 feet on the easterly line to an alley in the rear and part of the Alley closed by Metropolitan County Council Bill No. 097-932.

Tract II:

BEING the easterly part of the southerly part of Lot No. 1 on the Map of William and Valentino's Subdivision of Lot Nos. 3 and 4 of Thomas Woodard's Plan, of record in Plan Book 2, Page 33, Chancery Court of Nashville. Said part of Lot No. 1 fronts 42 feet on the northerly side of Buchanan Street and runs back 86 feet on the easterly line with the westerly margin of Owen Street, and 78 feet on the westerly line, to a dead line measuring 42 feet thereon, and part of the Closed Alley.

BEING all of the same property conveyed to Wade Phelps by Trustee's Deed dated January 29, 1974 from Julian W. Blackshear, Jr., Trustee, of record in Book 4784, Page 11, Register's Office for Davidson County, Tennessee, and all of the same property conveyed to Wade Phelps, unmarried, by Installment Deed dated March 30, 1979 from Mary Friel Brown, unmarried, of record in Book 5418, Page 479, Register's Office for Davidson County, Tennessee.

Tract III (1810 11th Avenue North):

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Williams and Valentino's Subdivision of Lot Nos. 3 and 4 of the Woodard property, of record in Plan Book 2, Page 33, Chancery Court at Nashville.

Said Lot No. 4 fronts 50 feet on the easterly side of 11th Avenue North, formerly Woodard Avenue, and extends back eastwardly between parallel lines 150 feet to an unnamed street and part of the Alley that was closed by Metropolitan County Council Bill No. 097-932.

BEING all of the same property conveyed to Wade Lee Phelps by Administratrix's Deed dated April 17, 1996 from Margie M. White, Administratrix of the Estate of David S. Skelley, Deceased, of record in Book 10023, Page 438, and by Quitclaim Deed dated July 26, 1996 from Mary S. Kirby, of record in Book 10161, Page 787, and by Quitclaim Deed dated July 25, 1996 from Margie M. White, individually, of record in Book 10161, Page 789, Register's Office for Davidson County, Tennessee.

The said Wade L. Phelps having since died on May 29, 2013, and by the Last Will and Testament of Wade Lee Phelps probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Case No. 13P-994, Irvin Oten was named Executor with the power to sell said property.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2015, and all subsequent years' real property taxes.

(b) All matters shown on the Plan of record in Plan Book 2, Page 33, Chancery Court for Davidson County, Tennessee.

(c) Easements retained in the Alley that was closed by Metropolitan County Council Bill No. 097-932.