THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ANDREW GIBSON
P.O. Box 210121
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20140095520 DEEDWARRSP
Recvd: 12/22/14 10:10 4 pgs
Fees:23.00 Taxes:3145.00
20141222-0116755

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

HEATHER L. ERICKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Notary Public

My Commission Expires: 5-22-2017

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
		Map 82-9
Axis Church, Inc.	New Owner	Parcels 137 & 138
1423 2nd Avenue North		Map 82-5
Nashville, TN 37208-1707		Parcel 130

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, E & W Properties, Inc., a Tennessee corporation, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto Axis Church, Inc. a Tennessee non profit corporation hereinafter referred to as "GRANTEE", its successors, and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 1411, 1413 and 1423 2nd Nashville, Tennessee 37208.

This conveyance is expressly made subject to those matters more specifically set forth on

Exhibit "B" attached hereto and incorporated herein by this reference.

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, representatives, and assigns forever.

And GRANTOR does covenant 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 warrants that the same is unencumbered, except as set forth in Exhibit B attached hereto.

GRANTOR does further covenant and bind itself, it successors, and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors, and assigns, against the lawful claims by, through, or under the GRANTOR, only.

WITNESS its hand this 19th day of December, 2014.

GRANTOR
E & W Properties, Inc.

BY: Tony Williams

TITLE Sec./Treas.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Tony Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sec of Treas. of E & W Properties, Inc. the within named bargainor, a Tennessee corporation and that he as Sec of Treas executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Secretary of Treas.

Witness my hand and official seal this 19 day of December, 2014.

Notary Public

HEATHER L. ERICKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5-22-2017

EXHIBIT A

TRACT 1
Land in Davidson County, Tennessee being Lots Nos. 74 and 75 on the Subdivsion of McGavocks's City Park Lots, as of record in Book 57, Page 101 in the Register's Office of Davidson County Tennessee to which plan reference is made for a more complete description.

TRACT 2
Land in Davidson County, Tennessee, being Lots Nos. 70,71, 72 and 73 on the plan of McGavock's City Park Lots, of record in Book 57, page 101 Register's Office of Davidson County, Tennessee.

Said lots Nos. 70, 71, 72 and 73 adjoin and front together 198 feet on the westerly margin of Second Avenue North formerly Market Street and extend back between parallel lines with the southerly margin of Van Buren, formerly, McGavock Street, 137.5 feet to an alley.

Being the same property conveyed by Warranty Deed from J.D. Damon to E and W Properties, Inc. dated April 6, 2006 filed for record on April 13, 2006 at 12:03 P.M. in Instrument No. 20060413-0042495, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Plat of record in Book 57, Page 101, Register's Office for Davidson County, Tennessee..

2. Sewer Easement of record in Book 10973, Page 92, Register's Office of Davidson County Tennessee.