SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049308 DEEDWARRSP
Recvd: 06/19/15 15:35 8 pgs
Fees:43.00 Taxes:41532.50
20150619-0059101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $11,225,000.00.

Subscribed and sworn to before me, this the 19th day of June, 2015.

Notary Public

My Commission Expires: 9-11-17

KIMBERLEY J RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mike Ford Custom Builders, LLC 390 Mallory Station Franklin, TN 37067	104-09-0-088.00 104-09-0-089.00 104-09-0-093.00 Part of 104-09-0-140.00 104-09-0-143.00 104-09-0-121.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WELCH COLLEGE (herein referred to as "Grantor"), a Tennessee non-profit corporation, has this day bargained and sold and, by these presents, does hereby transfer and convey unto MIKE FORD CUSTOM BUILDERS, LLC (herein referred to as "Grantee"), a Tennessee limited liability company, its successors and assigns, forever, the following described tracts or parcels of land located in Davidson County, Tennessee, to-wit:

See Exhibit A, attached and incorporated herein.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2015 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Grantor hereby reserves an easement over and across the alleyway property to the north of Lot 35 in Block 5 on the Plan of Richland Realty Company's First Subdivision, Division "A", of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee and as described in the unrecorded plan dated April 1906 and attached hereto as Exhibit B ("Unrecorded Plan") for the purpose of providing a permanent non-exclusive easement for access and for ingress and egress for pedestrian and vehicular traffic to the real property of Grantor and its successors and assigns.

WITNESS this the 19th day of June, 2015.

GRANTOR:

WELCH COLLEGE,
a Tennessee non-profit corporation

By: J. Matthew Pinson

Matthew Pinson
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Matthew Pinson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Welch College, a Tennessee non-profit corporation, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 19th day of June, 2015.

Kimberley J Raymond
NOTARY PUBLIC

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-11-17

EXHIBIT A

Legal Description

Tract I – Map/Parcel 10409008800 (3614 Richland Avenue)
Map/Parcel 10409008900 (3612 Richland Avenue)

Land in Davidson County, Tennessee, being Lot Nos. 133, 135, 137 and the east 35 feet of Lot No. 139, Block 6 Division "A", Richland Realty Company's Subdivision, of record in Book 161, page 151, Register's Office for said County, as shown on the Unrecorded Plan and described to an unrecorded survey by Early L. Miller, Jr., dated July 29, 1969, described as follows:

Beginning at an iron pin located in the north margin of Richland Avenue, the southeast corner of the herein described tract of land. Said point of beginning being located 265 feet South 63° 45' 14" along the north margin of Richland Avenue from the west margin of Bowling Avenue, running as follows: South 63° 45' West along the north margin of Richland Avenue 185.0 feet to an iron pin; thence in a northwesterly direction along the west line of the herein described tract 192.5 feet to an iron pin located in the south margin of an alley; thence North 63° 45 ' East along the south margin of the above mentioned alley 185.0 feet to an iron pin located in the south margin of said alley; thence, in a southeasterly direction along the east line of the herein described tract 192.5 feet to an iron pin located in the north margin of Richland Avenue, the point of beginning.

Being the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE by deed from THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, of record in Book 8227, page 878, said Register's Office. The said Free Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office.

Tract II – Map/Parcel 10409009300 (3532 Richland Avenue)

Parcel One

Land in Davidson County, Tennessee, being Lot Nos. 113 and 115 of Block 4 on the Map of Richland Realty Company's Division "A" of record in Book 161, page 151, Register's Office for said County and as shown on the Unrecorded P\lan.

Said Lot Nos. 113 and 115 front 101 feet on the northerly side of Richland Avenue and runs back between lines 186.5 feet on the easterly line of Lot No. 113 and 191 feet on the westerly line of 115 to an alley in the rear on which they measure 100 feet.

Being the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE by deed from DOROTHY A. STANTON AND HUSBAND, R.T. STANTON, of record in Book 4569, page 849, said Register's Office. The said Free Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office.

Parcel Two

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Nos. 117, 119 and 121, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, in the Register's Office of said County. Said plan shows said property divided into blocks but does not show the blocks divided into small lots but such lots are shown on the Unrecorded Plan.

Said Lot Nos. 117 and 119 front together 100.5 feet on the northerly side of Richland Avenue and extends back to an alley and are more particularly described as follows: Beginning at a point in the northerly margin of Richland Avenue 50 feet east of Bowling Street, running thence eastern with the said margin of Richland Avenue 50 feet east of Bowling Street, running thence easterly with the said margin of Richland Avenue 100 feet 6 inches to a point; thence northerly in a line parallel with Bowling Street 186 feet to an alley; thence with the margin of said alley westerly 100 feet, more or less, to a point on the margin of said alley, which is 50 feet east of Bowling Street; thence southerly and parallel with Bowling Street 192 feet 6 inches to the beginning point.

Said Lot No. 121 begins at the northeast corner of Richland Avenue and Bowling Street and runs thence in a northerly direction along the eastern margin of said Bowing Street 192.5 feet, more or less, to an alley; thence in a easterly direction along the southern margin of said alley 50 feet; thence in a southerly direction and parallel with said Bowling Street, 192.5 feet, more or less, to the northerly margin of said Avenue; thence in a westerly direction and along the northern margin of said Richland Avenue 50 feet to the beginning.

Being a portion of the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE, by deed from SAM L. FELTS, JR., RECEIVER, of record in Book 2097, page 171, dated October 2, 1952, said Register's Office. The said Free Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office.

Tract III – Part of Map/Parcel 10409014000 (3606 West End Avenue)

Land in Davidson County, Tennessee, described as follows: Lots 36, 38, 40, 41, 42, 43, 44, 45, 46 and 48 all in Block 5 on the Plan of Richland Realty Company's First Subdivision, Division

"A", of record in Book 161, page 151, said Register's Office and as shown on the Unrecorded Plan.

Being a portion of the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE by deeds of record in Book 1300, page 647, Book 2590, page 85, Book 3034, page 381, Book 3407, page 225, Book 3936, page 214, Book 5381, page 672 and Book 4916, page 775, said Register's Office, and being a portion of the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE by deed of record in Book 2097, page 171, said Register's Office. The said Free Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office.

Tract IV – Map/Parcel 10409014300 (3622 West End Avenue)

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 39 of Block No. 5 on the Plan of Richland Realty Company's First Subdivision, "A", a plan of said property is of record in Book 161, page 151, Register's Office for said County, subdividing said lot into blocks, but not subdivision the blocks into small lots. According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot no. 39 fronts 100 feet on the Northerly side of West End Avenue, and runs back between parallel lines 200 feet to the Southerly line of Lot No. 40, the Westerly line of said No. 39 being 200 feet East of the Easterly margin of Craighead Street.

Being the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE by deed from TENNESSEE BAR ASSOCIATION of record as Instrument No. 20030630-0090195, said Register's Office. The said Free Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office.

Tract V – Map/Parcel 10409012100 (151 Craighead Avenue)

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled the Map of Richland Realty Company's Division "A", of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, to which plan shown according to an unregistered copy of a survey thereof showing said property divided into lots, as follows:

Said Lot No. 34 adjoin and front together 200 feet on the southerly side of Richland Avenue and runs back between parallel lines along the westerly margin of Craighead Avenue 200 feet to a dead line.

Being a portion the same property conveyed to FREE WILL BAPTIST BIBLE COLLEGE, by deed from LESLIE CAMPBELL BLIGH, SR., CONNIE BLIGH AND PAULINE BLIGN BAKER, BEING ALL OF THE HEIRS AT LAW OF MARY T. BLIGH, DECEASED, of record in Book 4045, page 998, dated August 10, 1966, said Register's Office. The said Free

Will Baptist Bible College having changed its name to Welch College by the certain filing Acknowledgement filed in Instrument No. 20120725-0065183, said Register's Office.

Misc. 2

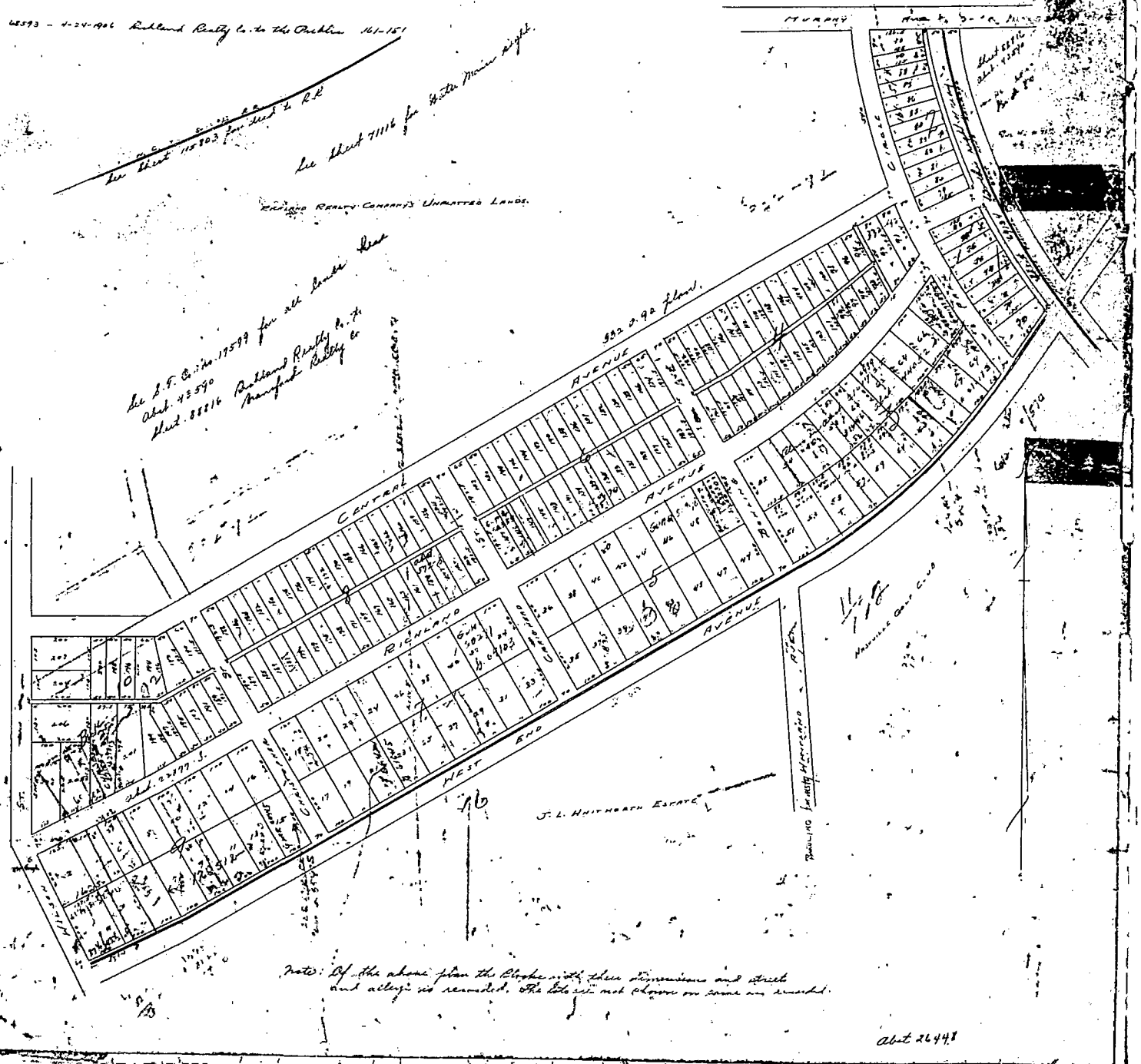
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Exhibit B

Unrecorded Plan

PLAN OF
RICHLAND REALTY COMPANY
DIVISION "A"
APRIL 2 1906 H. B. SOUTHGATE.
SCALE 200': 1" SURVEYOR.

Filed for record April 24, 1906 at 12:40 P.M.
Plan of Blocks recorded in Bk. 161 f. 151, R.O.D.C.



Note: By the above plan the Blocks with their dimensions and street and alleys as recorded. The lots are not shown on same as recorded.

Abt 2644