BILL GARRETT, Davidson County
Trans:T20150102480 DEEDWARRSP
Recvd: 12/03/15 15:13 5 pgs
Fees:28.00 Taxes:5642.50
20151203-0122064

This Instrument Prepared By:
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
Attn: Marcy E. Shelton, Esq
(615) 457-8520

SPECIAL WARRANTY DEED

From: MCDAVER PROPERTIES a Tennessee general partnership ("Grantor");

Map and Parcel Numbers:

To: TREVECCA NAZARENE UNIVERSITY, a Tennessee nonprofit limited liability company ("Grantee")

Address New Owner:

Trevecca Nazarene University
333 Murfreesboro Road
Nashville, TN 37201

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

NEW OWNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,525,000.00.

M E Shelton
Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of December, 2015.

Notary Public

My Commission Expires: 11/5/18

SARAH DeAGOSTINO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MCDAVER PROPERTIES, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

TREVECCA NAZARENE UNIVERSITY, a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, a certain tract of land situated in Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon.

This conveyance is subject to the following:

(a) zoning, building, and subdivision laws, ordinances, rules, and regulations;
(b) the lien for city, state and county ad valorem taxes and assessments for the year 2015 and subsequent years;
(c) encumbrances, easements or encroachments or other matters of record or discernible from a visual inspection or from a survey;
(d) boundary line agreement of record in Book 3887, page 814, Register's Office of Davidson County, Tennessee.

This is improved property known as 502 Lester Avenue, Nashville, Tennessee and as 406 Woodycrest Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

[SIGNATURES APPEAR ON FOLLOWING PAGE.]

WITNESS my hand this 2ND day of December, 2015.

GRANTOR:

MCDAVER PROPERTIES, a Tennessee general partnership

By: QUICKWAY DISTRIBUTION SERVICES, INC., a Tennessee corporation, partner

By: _____
William P. Prevost, as President & CEO

By: CAPITAL CITY LEASING, INC., a Tennessee corporation, partner

By: _____
William P. Prevost, as CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loyce Buckner, a Notary Public in and for the State and County aforesaid, personally appeared William P. Prevost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the President & CEO of Quickway Distribution Services, Inc., the within named bargainor, a corporation, and that he as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and seal at office, on this the 2nd day of December, 2015.

Loyce Buckner
Notary Public

My Commission Expires:
May 8, 2017

LOYCE BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loyce Buckner, a Notary Public in and for the State and County aforesaid, personally appeared William P. Prevost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the CEO of Capital City Leasing, Inc., the within named bargainor, a corporation, and that he as such CEO, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such CEO.

WITNESS my hand and seal at office, on this the 2nd day of December, 2015.

Loyce Buckner
Notary Public

My Commission Expires:
May 8, 2017

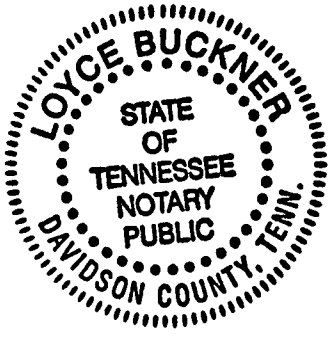


EXHIBIT A

Land in Davidson County, State of Tennessee, described as follows:

BEGINNING at a point in the east margin of Lester Avenue being the northwest corner of the Dixie Ohio Express property as conveyed by Trevecca Nazarene College and recorded in Book 3887, Page 814, Register's Office for Davidson County, Tennessee, said point being North 4° 34' West 24.13 feet from a concrete monument; thence South 83° 23' East 415.21 feet with the common boundary line as agreed upon by Trevecca Nazarene College and Dixie Ohio Express and recorded in Book 3887, Page 814, to an existing concrete monument; thence, South 86° 32' East 100 feet, continuing along the common boundary line as agreed upon by Trevecca Nazarene College and Dixie Ohio Express, Inc., and recorded in Book 3887, Page 814, to a point, the northeast corner of the tract herein described; thence South 02° 33' West 455.17 feet with the west boundary of the Howard Youree property and the east line of the property herein being described to a point in the north margin of Kilvington Boulevard, (formerly Woodycrest Avenue), as widened; thence, in a westwardly direction, with the arc of a curve to the left and the north margin of Kilvington Boulevard, said curve having a radius of 612.96 feet, a tangent distance of 74.41 feet, and a central angle 13° 51' 148.07 feet to a point; thence North 87° 31' West 30.65 feet with the north margin of Kilvington Boulevard to a point; thence, South 02° 29' West, 10.00 feet with the north margin of Kilvington Boulevard to a point; thence, continuing with the north margin of Kilvington Boulevard North 87° 31' West 311.20 feet to a point, the beginning of a curve to the right; thence, in a Northwesterly direction with the arc of a curve to the right, 31.51 feet, said curve having a tangent distance of 20.09 feet, a radius of 20.00 feet, and a central angle of 90° 16' to a point in the east margin of Lester Avenue; thence, North 02° 14' East 434.83 feet with the east margin of Lester Avenue to a concrete monument; thence, North 04° 34' West 24.13 feet, continuing with the east margin of Lester Avenue to the point of beginning, containing 233,864.4 square feet, more or less, or 5.37 acres, more or less.

Being the same property conveyed to McDaver Properties, by warranty deed from R.B.D., Inc., a Tennessee corporation, of record in Book 6460, page 19, and by Deed of Correction from R.B.D., Inc. and R.B.D., a partnership, of record in Book 6746, page 660, Register's Office for Davidson County, Tennessee.