PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $70,000.00.

Charles R. Lavender

Charles R. Lavender

Subscribed and sworn to before me this the 3rd day of November, 1986

Kurt V. Beasley

Notary Public

My commission expires: 3-25-90

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Kurt V. Beasley, Attorney at Law, Westpark Bldg. Brentwood, TN 37027

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel
Charles R. Lavender	Same	91-16
4408 Charlotte Ave.		10 12W 3410
Nashville, Tn.		

BOOK 7031 PAGE 484

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, PARK AVENUE BAPTIST CHURCH, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CHARLES R. LAVENDER, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

TRACT I (Map 91-16. Parcel 10; 12W 3410)

BEING Lots Nos. 1, 3, 5 and the southerly 15 feet of Lot No. 7 of Block 46, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 1, 3, 5 and part of Lot No. 7 front together 90 feet on the easterly side of 45th Avenue North and run back between parallel lines with the northerly margin of Charlotte Avenue 105.5 feet to an alley.

BEING the same property conveyed to Park Avenue Baptist Church, by Quitclaim Deed from James C. Hofstetter, Trustee under the Will of Fannie J. Francis, of record in Book 6992, Page 311, Register's Office for Davidson County, Tennessee.

This is improved property known as 4408 Charlotte Avenue, Nashville, Tennessee.

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, his heirs, and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of November, 1986.

PARK AVENUE BAPTIST CHURCH

By: William E. Longstreet
Authorized Officer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named WC Augustus, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Officer of Park Avenue Baptist Church, and that he as such Authorized Officer, executed the within instrument for the purposes therein contained, by signing the name of Park Avenue Baptist Church by himself as the Authorized Officer.

WITNESS my hand and official seal at Nashville Tennessee, this 5th day of November, 1986.

Notary Public
My commission expires: 3-25-90

BOOK 7031 PAGE 485

60279

IDENTIFICATION REFERENCE

Nov 5 10 42 AM '86

FRANK G. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7031 PAGE 486

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

70000.00- CONT.
196.00 CSTAX
.50 [illegible]
6.00 WDEED
CHECK 202.50-
BGEOAT 11/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60279.

IDENTIFICATION REFERENCE

Nov 5 10 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.08681