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This Instrument Was Prepared By:
Christopher M. Was, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7092 PAGE 100

Address New Owner(s):	Send Tax Bills to:	Part of
Baptist Properties, Inc.	Same	Map: 92-16
2000 Church Street		Parcel: 86
Nashville, TN 37203	Mortgagee: None	

GENERAL WARRANTY DEED

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 of which is hereby acknowledged, John M. Tudor, Robert E. McClellan, Tom E. Nesbitt, William B. Crenshaw, Phillip P. Porch, Robert B. Barnett, and Keith W. Hagan (collectively referred to as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Baptist Properties, Inc., a Tennessee not-for-profit corporation (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Being the northwest part of Lot No. 149 on the map of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County.

Said part of said lot fronts 50 feet on the south side of Hayes Street and runs back between parallel lines, along the east margin of 20th Avenue, North, 172 feet more or less to an alley.

Being the same property described in and conveyed to Robert E. McClellan, John M. Tudor, Tom E. Nesbitt, William B. Crenshaw, Phillip Porch, Jr., Robert B. Barnett, and Keith W. Hagan by deed dated February 19, 1975, from Willard Oakes Tirrill, Jr., and wife, Bess B. Tirrill; Horace T. Lavely, Jr., and wife, Gail B. Lavely; Thomas Fisher Warder and wife, Jeanne S. Warder; and Chambless R. Johnston and wife, Anita O'F. Johnston of record in Book 4890, page 891, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing recorded conditions, restrictions, and easements of record affecting the property hereby conveyed.

This is improved property known as 104 20th Avenue North/1923 Hayes Street.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 1986.

John M. Tudor

Robert E. McClellan

Tom E. Nesbitt

7901 8

IDENTIFICATION REFERENCE

Dec 31 6 14 PM '86

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

William B. Crenshaw

William B. Crenshaw

Phillip P. Porch

Phillip P. Porch

Robert B. Barnett

Robert B. Barnett

Keith W. Hagan

Keith W. Hagan

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named John M. Tudor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St, Nash. Tn., this 29th day of December, 1986.

Diane H. Hillis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Robert E. McClellan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St, Nash. Tn., this 29th day of December, 1986.

Diane H. Hillis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Tom E. Nesbitt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St, Nash. Tn, this 29th day of December, 1986.

Diane H. Willis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named William B. Crenshaw, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St, Nash. Tn., this 29th day of December, 1986.

Diane H. Willis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Phillip P. Porch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St., Nash, Tn., this 29th day of December, 1986.

Diane H. Willis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Robert B. Barnett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St, Nash, TN, this 29th day of December, 1986.

Diane H. Willis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Keith W. Hagan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2011 Church St, Nash, TN, this 29th day of December, 1986.

Diane H. Willis
Notary Public

My Commission Expires: March 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $143,000.00.

Robert E. McClellan
Affiant

Subscribed and sworn to before me, this 30th day of December 1986.

Diane H. Willis
Notary Public

My Commission Expires: March 11, 1990

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 104

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
			1433 .. C- CANT.	
			48..40 CSTAX	
			.50 PRFEE	
			18.00 MOR T	
			CHE % 412.21-	
			3868.12/31/96 BAL .??	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79018

IDENTIF. REFERENCE NO.

Dec 31 6 14 PM 96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY.

No.29546