BOOK 7481 PAGE 333

LAM00045 2/29/88 File 18

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (LW) 03CHECK 802.74
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Agape, Inc. 2702 Nolensville Road Nashville, TN 37211	Same	119-9-132 119-9-163

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DOROTHY Y. HALL and BERNARD M. HALL ("Grantors") have bargained and sold, and by these presents do transfer and convey unto AGAPE, INC., a non-profit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Two tracts of land in Davidson County, Tennessee, described as follows, to-wit:

Tract No. 1: Land in the 6th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the easterly margin of Nolensville Road said point being the southeast corner of the tract of land conveyed to John E. Hodge, Jr., by deed from Edward Hill, et al of record in Book 4677, page 605, Register's Office for said County; thence eastwardly with Hodge's southerly line, 192 feet, more or less, to a point in the westerly line of Lot No. 17 on the Plan of E.T. Brown's subdivision of part of the Patterson Tract, as of record in Book 332, page 60, Register's Office for said County, said point being 51 feet, more or less, southerly from the northwesterly corner of said Lot No. 17; thence southwardly with the broken westerly line of said Lot No. 17, 69 feet, more or less, to a point in said line of said lot; thence south 65 1/2 deg. east, 180 feet, more or less, to a point in the easterly margin of Nolensville Road; thence northwardly with said margin of said road; 69.7 feet, to the point of beginning.

Tract No. 2: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of E.T. Brown's Subdivision of part of the Patterson Tract, as of record in Book 332, page 60, Register's Office for Davidson County, and described as follows:

Beginning on the westerly margin of Hogan Street at the southeast corner of Lot No. 3 on said plan; thence with the westerly margin of said street southerly 50 feet to the corner of Lots Nos. 17 and 16; thence westerly with the line between said two lots 148-1/2 feet to the west line of said plan of lots; thence with the broken westerly line of said Lot No. 17, northerly 124 feet to the southwest corner of Lot No. 1 on said plan; thence with the south line of Lots Nos. 1, 2 and 3, easterly 146 feet to the beginning.

Being the same property conveyed to Dorothy Y. Hall by quitclaim deed from Bernard M. Hall, dated September 3, 1985, of record in Book 6645, page 595, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as:
2702 Nolensville Road
Nashville, Tennessee 37211

Said property is conveyed subject to the following matters:

1. Deed of Trust of record in Book 7126, page 232, said Register's Office, dated February 1, 1987 ("Deed of Trust"), to secure to Businessmen's Assurance Company of America, an indebtedness in the amount of $185,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

2. Conditional Assignment of Rents of record in Book 7126, page 249, said Register's Office ("Conditional Assignment").

3. UCC Financing Statements of record in Book 7126, page 252, and Book 7126, page 255, said Register's Office ("Financing Statements"; the Deed of Trust, Conditional Assignment and Financing Statements are collectively referred to herein as the "Assumption Security Documents").

4. Easement for storm sewers and/or sanitary sewers of record in Book 7228, page 395, said Register's office.

5. Reservation in deed of record in Book 5116, page 31, said Register's Office, for permanent easement for ingress and egress, "Reservation unto grantor in deed of record in Book 5116, page 31, Register's Office of Davidson County, Tennessee, his successors and assigns, a permanent easement for ingress and egress over and upon the southerly side of the tract of land hereinabove described as Tract no. 1, of a width sufficient to allow the passage of a truck with trailer 10 feet wide and 40 feet long, together with the additional width and depth upon the easterly part of said tract sufficient to permit the turning of a truck to an angle allowing for the loading and unloading of merchandise to and from the building presently existing on the tract of land lying south of and immediately adjacent to said Tract no. 1 as hereinabove described, all to be consistent with the use presently being made of the area for ingress and egress of a truck.

6. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government by Stanley Bernard, Trustee, of record in Book 4212, page 907, said Register's Office.

7. Any discrepancies or conflicts in boundary lines or shortage in areas or encroachments, which a correct survey or an inspection of the premises would disclose.

It is understood and agreed that part of the consideration for the transfer of said property is the agreement of the Grantee to assume the unpaid balance of the note secured by the Assumption Security Documents and all other obligations associated or connected with said note (including, without limitation, the obligations provided in the Assumption Security Documents).

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its heirs, successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs, successors and assigns, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

Notwithstanding anything herein to the contrary, Bernard M. Hall, the husband of Dorothy Y. Hall hereby joins in this conveyance solely for the purpose of conveying to Grantee any interest he may have in and to the said property, whether by virtue of his marriage to Grantor or otherwise.

WITNESS our hands this 1st day of March 1988.

Dorothy Y. Hall
Dorothy Y. Hall

Bernard M. Hall
Bernard M. Hall

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, DOROTHY Y. HALL AND BERNARD M. HALL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of March 1988.

Lori McPherson
Notary Public

My Commission Expires:
3-11-90

STATE OF Tenn)
)
COUNTY OF Davidson)

0 9 1 4 0

IDENTIFICATION REFERENCE

MAR 2 10 08 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TENN

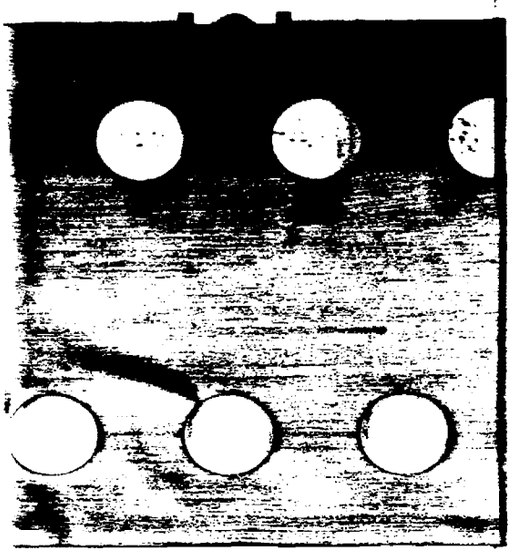
The actual consideration for this transfer or value of property conveyed (whichever is greater) is $283,316.89.

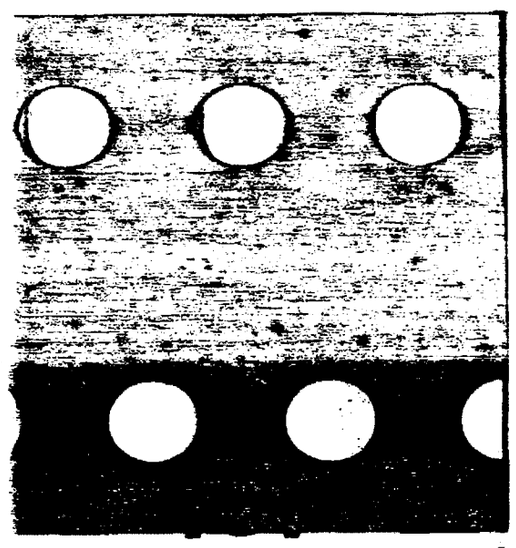
David K. Heffington, Chairman
Affiant

Sworn to and subscribed before me this 1 day of March, 1988.

Lori McPherson
Notary Public

My Commission Expires:
3-11-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7481 PAGE 336

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 283316.89
CON TX 793.24
PRFEE 0.50
WDEED 9.00
TOTAL 802.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 802.74

03/02/88 01 10:05 0001 1714

0 9 1 : 4 0

IDENTIFICATION REFERENCE

MAR 2 10 03 AM '88

FELIX Z. WILSON II REG ST H
DAVIDSON COUNTY, TN

No. 66415