This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

Mail

ADDRESS NEW OWNER:
THE VILLAGE BAPTIST CHURCH, INC.
P.O. Box 273
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
AmSouth Mortgage Company, Inc.
P.O. Box 847
Birmingham, Alabama 35201

MAP AND PARCEL:
Map 75-11
Parcel 128.00
FBN 4D-67584

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and the assumption by Grantees of the existing first mortgage indebtedness, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, **KENNETH R. MILLER, unmarried, and DIANA L. MILLER**, now Swindoll, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THE VILLAGE BAPTIST CHURCH, INC.**, a Tennessee not-for-profit corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 74A of the Zone Division of Lot Nos. 1, 2 3 and 74 through 82 of the Meadows of Tulip Grove, Section 1, of Record in Book 6250, page 304, amending the Plan of record in Book 5200, page 612, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth R. Miller, unmarried, and Diana L. Miller, then unmarried but now Diana L. Miller Swindoll, by deed dated May 21, 1985, from David A. Clark and wife, Bobbye Ann Clark, as of record in Book 6566, page 372, Register's Office for Davidson County, Tennessee. Phillip L. Swindoll, husband of Diana L. Miller Swindoll, joins in this conveyance to convey any marital interest he may have in said property. The said Diana L. Miller, now Swindoll, executes this instrument on behalf of her said Husband by virtue of a Limited Power of Attorney dated November 18, 1988, and filed for record in Book 7710, page 879, Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Mercer Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6291, page 899, said Register's Office, and further subject to those facts, conditions and limitations revealed on the plat of record in Plat Book 6250, page 304, said Register's Office, including a 20 foot minimum building setback line from Mercer Drive, and a 10 foot easement for public utilities and drainage along the rear line of said property.

As a portion of the consideration for this conveyance, Grantee herein assumes and promises to pay as due that cetain existing first mortgage indebtedness in favor of AmSouth Mortgage Company, Inc., as evidenced by an instrument of record in Book 6493, page 76, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantee.

Real property taxes for 1988 have been settled between the parties in said escrow.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THE VILLAGE BAPTIST CHURCH, INC., its successors and assigns, forever; and we, KENNETH R. MILLER, unmarried, and DIANA L. MILLER, now Swindoll, 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 unless otherwise herein set out; 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, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22nd day of November, 1988.

Kenneth R. Miller
KENNETH R. MILLER

Diana L. Miller Swindoll
DIANA L. MILLER, now Swindoll

Phillip L. Swindoll
by Diana L. Miller Swindoll
Attorney-In-Fact
PHILLIP L. SWINDOLL
By: Diana L. Miller, now Swindoll
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named KENNETH R. MILLER, unmarried, and DIANA L. MILLER, now Swindoll, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 22nd day of November, 1988.

Patricia M. Irwin
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 22nd day of November, 1988, in Mt. Juliet, Tennessee, before me personally appeared Diana L. Miller, now Swindoll, to me known to be the person who executed the foregoing Warranty Deed in behalf of Phillip L. Swindoll, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Phillip L. Swindoll, signing his name as his Attorney-In-Fact.

Patricia M. Irwin
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $47,774.60.

Robert C. Hill
AFFIANT

Subscribed and sworn to before me this 22nd day of November, 1988.

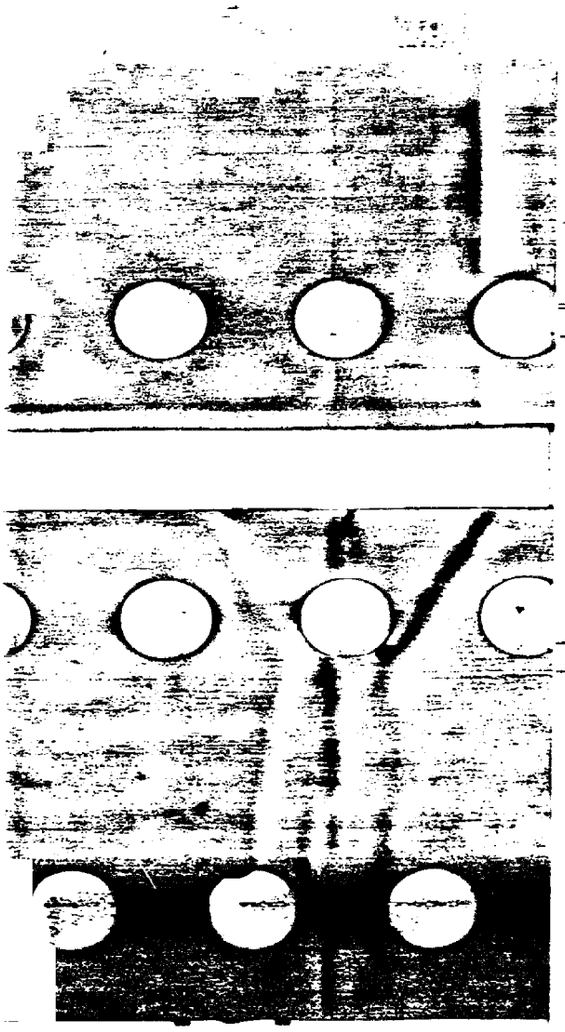
0605 11/23 0101 03CHECK 167.24

Patricia M. Irwin
NOTARY PUBLIC
My Commission Expires: 4-2-89

FELIX Z. WILKINS, REGISTER
WILSON COUNTY, TN
Nov 23 11 07 AM '88

IDENTIFICATION REFERENCE

8.7.9.6.4.



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

RECEIVED OF _____

FOR _____

BOOK 7710 PAGE 883

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

CAMT 47774.60
CON TX 157.74
PRFEE 0.50
WDEED 9.00
TOTAL 167.24
CHECK 167.24

11/23/88 01 11:11 0001 0605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8: 7: 9 6 4.

IDENTIFT REFERENCE

Nov 23 11 07 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157133