This instrument prepared by: Glenn E. Sager, Attorney, 923 Main Street, Nashville, Tenn. 37206

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WARRANTY DEED

PAYNE CHAPEL AFRICAN METHODIST EPISCOPAL CHURCH

ADDRESS OF NEW OWNER: 212 NEILL AVE, NASHVILLE, TN. 37206

SEND TAX BILLS TO : SAME

MAP 82-12 PARCELS 28 and 29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Affiant

Sworn and subscribed to before me this the 21st day of March, 1989.

NOTARY PUBLIC

My commission expires 5/03/89

18497

TENNESSEE REFERENCE

MAR 22 11 30 AM '89

FEE $ WILLIAM R. SNODGRASS
CLERK & MASTER

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 ($10.00) Dollars and other good and valuable consideration, GEORGE E. LOCKETT, has bargained and sold, and by these presents do transfer and convey unto the said PAYNE CHAPEL AFRICAN METHODIST EPISCOPAL CHURCH, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 5 on the Neil S. Brown's First Addition to East Nashville, as of record in Book 57, pages 33 and 50, Register's Office for Davidson County.

Said lot No. 5 fronts 50 feet on the north side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included in the above description but excluded from the property being conveyed herein is that portion of lot No. 5 conveyed to the Nashville Housing Authority by deed of record in Book 3884, page 508, Register's Office for Davidson County, Tennessee, as follows, to wit:

Beginning at a point, said point being on a northerly margin of Main Street and being the most southerly corner of said property: thence with the northerly margin of Main Street in an easterly direction a distance of 50 feet, more or less, to the easterly margin of said property: thence with the easterly margin of said property in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of ten feet from the northerly margin of Main Street a distance of 50 feet, more or less, to the westerly margin of said property; thence with said westerly margin in a southerly direction a distance of 10 feet, more or less, to the point of beginning and containing 500 square feet, more or less.

TRACT II:
Land in Davidson County, Tennessee, being lot No. 6 on the plan of Neil S. Brown's First Addition to East Nashville, as of record in Book 57, page 33, Register's Office for Davidson County, Tennessee, minus that portion of the property taken for Main Street.

Said tract or portion of lot 6 fronts 50 feet on the northerly margin of Main Street as widened and extends back between parallel lines, 160 feet, more or less, to an alley.

Being the same property conveyed to George E. Lockett, by deed, from Federal Savings and Loan Insurance Corporation, a Corporation Organized Under the Laws

of The United States of America, and under the supervision of The Federal Home Loan Bank Board, as Receiver for Community Federal Savings and Loan Association of Nashville, Tennessee, of record in Book 7038, page 778, Register's Office for Davidson County, Tennessee.

"The property conveyed in this instrument is not the usual place of residence of the grantor."

This is unimproved property, known as 809-811 Main Street, Nashville, Tenn. 37206

TO HAVE AND TO HOLD the said Real Property unto the said grantee, it's successors, heirs and assigns, forever.

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself and my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, it's successors, heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this the 21st day of March, 1989.

George E. Lockett

GEORGE E. LOCKETT

[illegible] 304.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

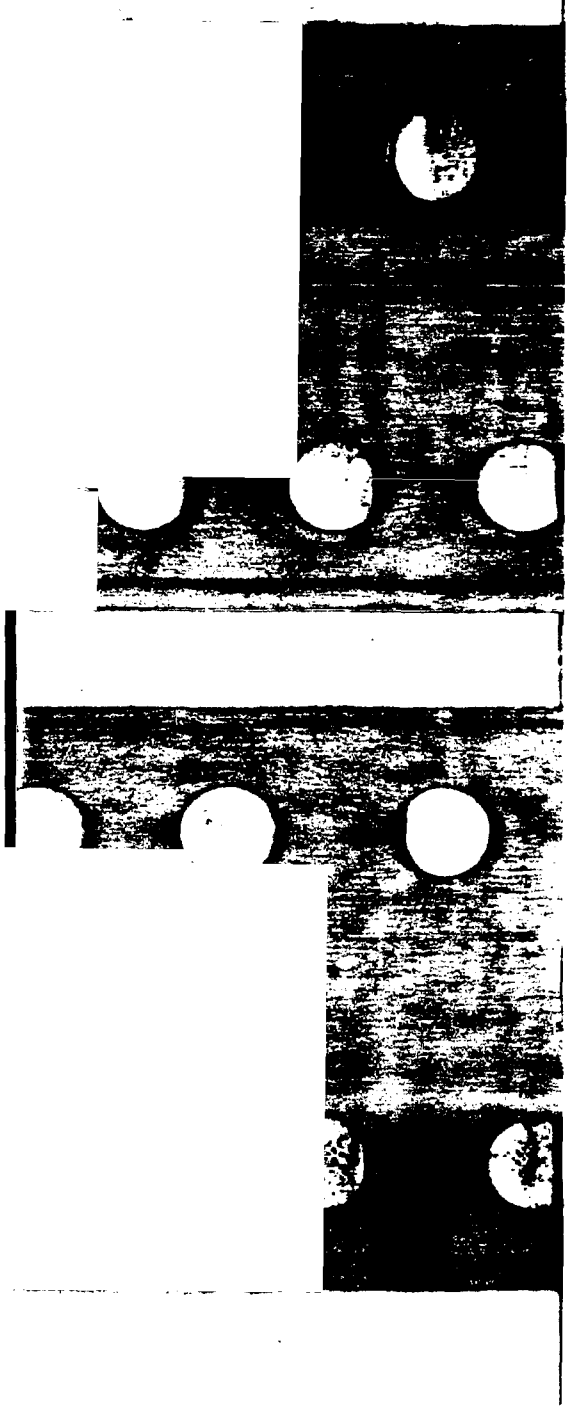
Personally appeared before me, Thelma M. Sager, a Notary Public in and for said County and State, the within named GEORGE E. LOCKETT, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of March, 1989.

Thelma M. Sager

NOTARY PUBLIC

My commission expires Jan. 21, 1990.



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

RECEIVED OF _____

FOR _____

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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 60000.00
CON TX 198.00
PRFEE 0.50
WDEED 6.00
TOTAL 204.50
CHECK 204.50
03/22/89 01 11:32 0001 B111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18497

IDENTIFICATION

MAR 22 11 30 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 192615