Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
National Baptist Publishing Board 7145 Centennial Blvd Nashville, TN 37209 Attn: Dr. Boyd	081-15-0-454-00	Same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

Fee 37 M.N.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY TWO THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS ($272,500.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Citizens Savings Bank and Trust Company (the "Grantor") has bargained and sold, and by these presents transfers and conveys to National Baptist Publishing Board (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4845, page 12, Register's Office for Davidson County, Tennessee.

3. The land in question adjoins and abutts a controlled access highway along the south boundary and has no right of ingress and egress to said highway.

4. Easement as set forth in Decree of the 2nd Circuit Court, a certified copy of which is recorded in Book 4260, page 849, said Register's Office.

5. Rights and claims of others if any in and to that portion of the premises lying east of a fence extending along a portion of the easterly line of the property herein described as shown on a survey made by Ernest Davis, dated May 31, 1975, as revised September 3, 1977.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $272,500.00.

Affiant

Subscribed and sworn to before me this 6th day of June, 1989.

Notary Public
My Commission Expires: 3-11-90

6. Restrictive Covenants contained in instrument of record in Book 4597, page 879, said Register's Office.

This is improved property, located at 1917 Heiman Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6th day of June, 1989.

CITIZENS SAVINGS BANK AND TRUST COMPANY

By: Rick Davidson, President

Title: President & C.E.O.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Gayle J. Nichols, Notary Public, Rick Davidson, with whom I am personally acquainted, and who acknowledged that He executed the foregoing instrument for the purposes therein contained and who further acknowledged that He is President & CEO. of Citizens Savings Bank and Trust Company, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 6th day of June, 1989.

Gayle J. Nichols
Notary Public

My Commission Expires: 3-21-90

A tract of land in Davidson County, Tennessee, described according to a plan thereof of record in Book 547, page 20, said Register's Office, and more particularly described according to a survey made by Ernest Davis, Surveyor, dated May 13, 1975, revised May 18, 1976, and further amended September 3, 1977, as follows:

Beginning at a point on the southerly margin of Heiman Street at the northwest corner of Sheilds Subdivision, a plan of record in Book 57, page 62, said Register's Office, thence with the southerly margin of said street, South 81 deg. 17' West 206.1 feet to an iron pin; thence South 8 deg. 03' 01" East 306.4 feet to an iron pin; thence North 77 deg. 43' 22" East 78 feet to a point; thence South 87 deg. 36' 17" East 136.86 feet to a concrete monument; thence North 9 deg. 36' West 328.4 feet to the point of beginning.

Being the same property conveyed to Citizens Savings Bank and Trust Company by deed from Fidelity Federal Savings and Loan Association of Tennessee of record in Book 6118, page 940, Register's Office for Davidson County, Tennessee.

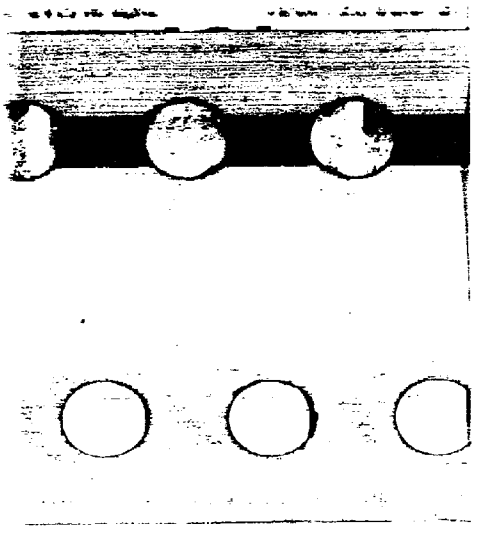
39011.

IDENTIFICATION REFERENCE

JUN 6 2 31 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

2242 06/06/89 0101 03:31:00 908.7



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

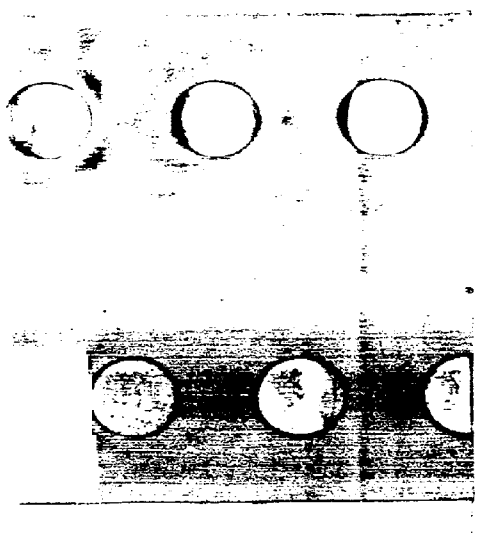
RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 496

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 272500.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CO TX	899.25
PRFEE	0.50
WDEED	9.00
TOTAL	908.75
CHECK	908.75

06/06/89 01 14:32 0001 2413

3901 I.T. IDENTIFT REFERENCE

Jun 6 2 31 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216772