LL906 1/30/90

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238
Box 33

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s):
Worldwide Church of God, Trustee 300 West Green Street Pasadena, CA 91123	same	172-0-30.00

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, ISAAC SMITH, a single man ("Grantor") has bargained and sold, and by these presents does transfer and convey unto WORLDWIDE CHURCH OF GOD, a California nonprofit corporation, as TRUSTEE under a charitable remainder unitrust established by Isaac V. Smith by instrument dated January 24, 1990 ("Grantee"), its successors and assigns, a ninety-five percent (95%) undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is unimproved property known as 6061 Frontier Lane, Nashville, Tennessee 37211.

Said interest is conveyed subject to the matters on Exhibit B attached hereto.

TO HAVE AND TO HOLD said interest with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth on Exhibit B attached hereto, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said interest to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B attached hereto.

WITNESS my hand this 30th day of January, 1990.

Isaac V Smith
ISAAC SMITH

06006
IDENTIF. TREFERENCE
FEB 23 3 21 PM '90
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Isaac Smith, the within named 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, at office, this 30th day of January, 1990.

Eugenia Hyatt
Notary Public

My Commission Expires:

May 20, 1992

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $150,000.00.

Isaac V. Smith
Affiant

Sworn to and subscribed before me this 30th day of January, 1990.

Eugenia Hyatt
Notary Public

My Commission Expires:

May 20, 1992

That portion of the tract of real estate in the 31st Councilmanic District of the Metropolitan Government of Nashville, Davidson County, Tennessee conveyed by James E. Covington, Clerk and Master, by deed to Isaac Smith and his wife, Hattie Smith (Hattie Smith having since died), dated January 27, 1949 and recorded in Book 1681, page 1 of the Register's Office of Davidson County, Tennessee described as follows:

Beginning at an existing fence corner post at the southeast corner of the subdivision of Harvard Estates, Section Two, of record in Plat Book 4675, Page 61, of the Registers Office of Davidson County, Tennessee;

THENCE, with the easterly boundary of Harvard Estates, Section Two, North 3° 50' 38" East, 1167.10 feet to a fence corner;

THENCE, South 85° 21' 53" West, 308.12 feet to an iron pin in the westerly margin of Maro Drive;

THENCE, leaving said fence, North 2° 11' 10" East, 250.0 feet to an iron pin;

THENCE, North 48° 22' 58" East, 370.96 feet to an iron pin at an 18 inch walnut tree;

THENCE, North 37° 18' 38" West, 481.45 feet to an iron pin;

THENCE, North 2° 04' 37" West, 366.00 feet to an iron pin in an existing fence line at the southeast corner of the Highlands Annex of record in Plat Book 5210, Page 59, R.O.D.C.T.;

THENCE, South 86° 01' 20" East, 401.0 feet to a concrete monument at the northwest corner of the property conveyed to Lee L. Willett and his wife, by deed of record, in Book 6641, Page 193, R.O.D.C.T.;

THENCE, with Willett's boundary, along a curve to the left; (I = 19° 50' 51" 'R = 1148.28') a distance of 397.77 feet to a concrete monument;

THENCE, North 49° 05' 46" East, 324.70 feet to a concrete monument;

THENCE, North 01° 07' 09" East, 139.63 feet to a concrete monument in a fence line;

THENCE, South 87° 13' 45" East, 1099.47 feet to an iron pin;

THENCE, South 73° 24' 05" East, 673.10 feet to a fence post;

THENCE, South 03° 43' 59" West, 735.07 feet to an iron pin;

THENCE, South 85° 17' 37" West, 282.41 feet to an iron pin;

THENCE, South 06° 05' 16" West, 143.93 feet to a corner fence post at the northeast corner of the property conveyed to John White and wife, by deed of record, in Book 1882, Page 210, R.O.D.C.T.;

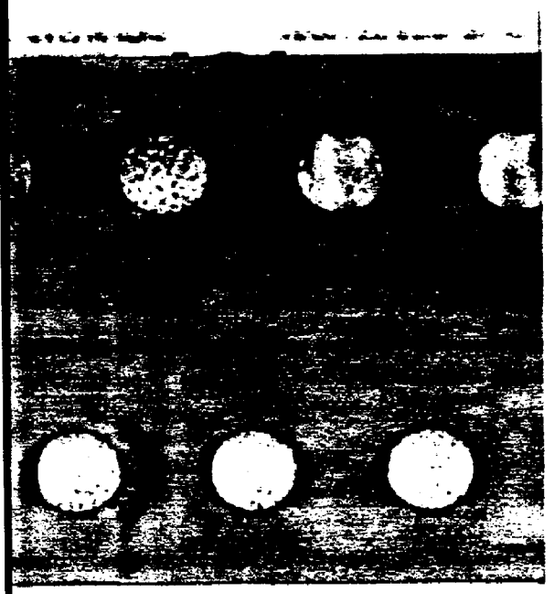
THENCE, North 87° 03' 49" West, 1790.36 feet to the point of beginning, containing 109.34 acres, more or less;

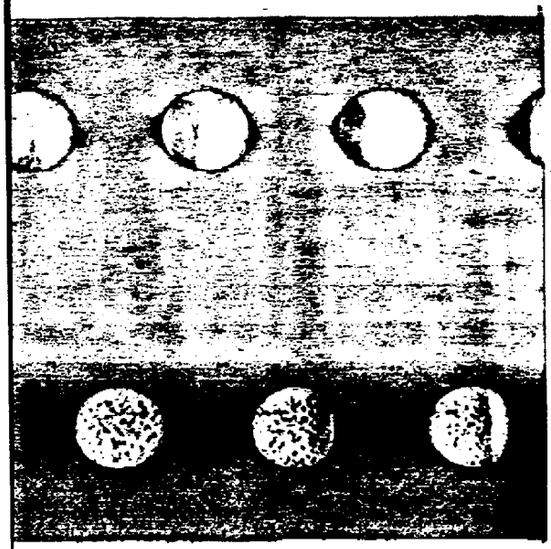
BEING THE TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS "TRACT 1" ACCORDING TO A SURVEY BY M & K AS REVISED fEBRUARY 18, 1986.

EXHIBIT B

1. The lien of taxes for 1989 and thereafter.
2. Such state of facts as an accurate survey would disclose.
3. Any unfiled mechanics or materialmen's liens.
4. Highway, roadway, and utility easements.

5400 02/23 0101 03CHECK 3148.00





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

RECEIVED OF _____

FOR _____ BOOK 8051 PAGE 380

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	
				950000.00
			CON TX	3135.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	3148.00
			CHECK	3148.00
02/23/90		01	15:19 0001	5400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06006

IDENTIF. TREFERENCE

Feb 23 3 21 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 295371