file box 6/plb

plb74/lrn:7/18/90
BCX025-011

BOOK 8156 PAGE 530

FROM: CAPITOL CITY BAPTIST TEMPLE

TO: PHYLLIS FRAZIER

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Phyllis Frazier	SAME	Map 91-7
5215 Michigan Avenue		Parcel 228
Nashville, TN 37209		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Phyllis Frazier
Affiant

Subscribed and sworn to before me, this the 19th day of July, 1990.

P K Bauchamp
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Comm. Expires: 1-23-92

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Capitol City Baptist Temple, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Phyllis Frazier, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidvson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 1002 and 1004 of Block 171, Plan No. 1 of West Nashville of record in Book 57, pages 74 and 75, said Register's Office, to which plan reference is hereby made for a more complete description of said lots.

Being part of the same property conveyed to Capitol City Baptist Temple by deed from Eston P. Miller, Charlie B. Maxwell, Herbert H. Cowell, Robert E. Robeson, W. W. Cantrell, Jr. and Carlton B. Tarkington, Trustees of the West Nashville Cumberland Presbyterian Church, of record in Book 5064, page 451, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Restrictive Covenants of record in Book 7941, page 135, said Register's Office.

file box 6/p10

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this the 19th day of July, 1990.

CAPITOL CITY BAPTIST TEMPLE

BY: Phillip E. Derryberry
Phillip E. Derryberry, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Phillip E. Derryberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Trustee of Capitol City Baptist Temple, the within named bargainor, a corporation, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Trustee

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of July, 1990.

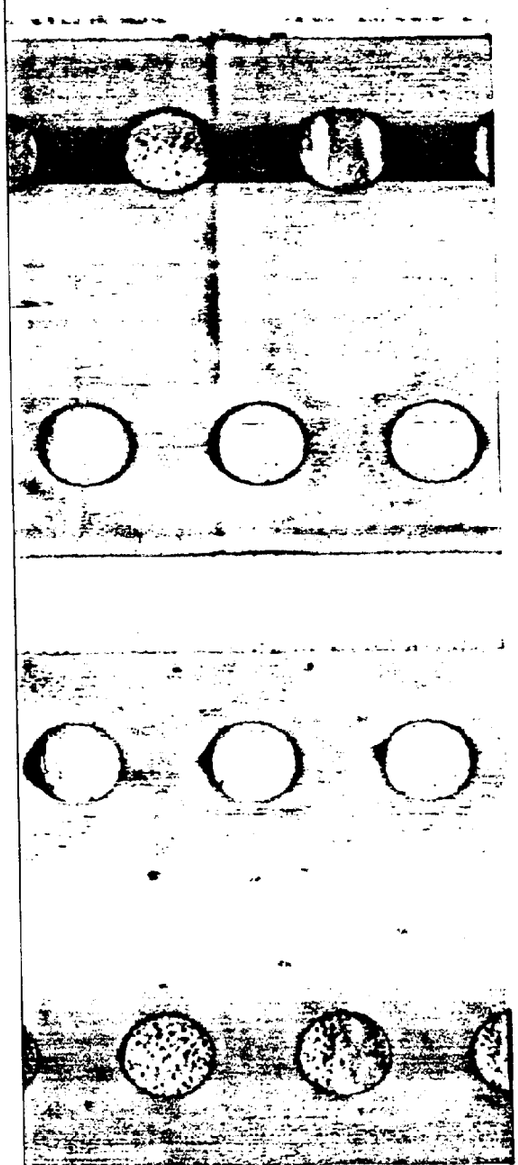
D L Beauchamp
NOTARY PUBLIC

My Commission Expires: 1-23-92

4279 6

Jul 19 3 38 PM '90

1ST 07/19 0101 03CHECK 106.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8156 PAGE 532

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	30000.00
CON TX	99.00
PRFEE	1.00
WDEED	6.00
TOTAL	106.00
CHECK	106.00

07/19/90 01 15:38 0001 1697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 2 7 9 6

IDENTIFICATION REFERENCE

JUL 19 3 38 PM '90

No. 338519