This Instrument Was Prepared By:
Thomas C. Binkley, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8281 PAGE 700

Address New Owner(s):

Eastland Baptist Church
1215 Gallatin Road
Nashville, Tennessee

Send Tax Bills to

(Same)

Map: 83-1

Parcel: 280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Debra M. Keen, Conservator of the Estate of William F. Nelson, and Georgia W. Nelson, the wife of William F. Nelson, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Joe Casey, Philip Smith and Theron Morris, Trustees of the Eastland Baptist Church, (the "Grantee"), their successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Map of the Eastland Baptist Church Subdivision of Blocks "B" and "C", of Young Wilhoite's Plan of the Douglas Property as of record in Book No. 421, Page 155, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 7 fronts 50 feet on the northerly side of McKennie Avenue, and runs back on its westerly line 140 feet and 6 inches, and on its easterly line 146 feet and 4 inches to an alley, and shows 50 feet on the alley.
>
> Being the same property conveyed to William F. Nelson and wife Georgia W. Nelson by deed from George William Sloan, Jr., et al of record in Book 4369, page 974, and by deed of correction of record in Book 4566, page 521, Register's Office for Davidson County, Tennessee. Debra M. Keen is Conservator of the Estate of William F. Nelson and has full authority to execute this deed in his behalf by order of the Probate Court of Davidson County, Tennessee of record in minute book 345, page 348.

This conveyance is made subject to:

This is improved property known as 1109 McKennie Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor have executed this instrument on this 22nd day of Jan, 1991.

Georgia W. Nelson
Georgia W. Nelson

William F. Nelson by Debra M. Keen, Conservator
William F. Nelson
BY: Debra M. Keen, Conservator of
the Estate of William F. Nelson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Debra M. Keen, Conservator of the Estate of William F. Nelson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 23rd day of January, 1991.

Lynn Wahlquist
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Georgia W. Nelson the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 23rd day of January, 1991.

Lynn Wahlquist
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me,
this 23rd day of Jan., 1991.

Lynn Wahlquist
Notary Public

My Commission Expires: 3/27/93

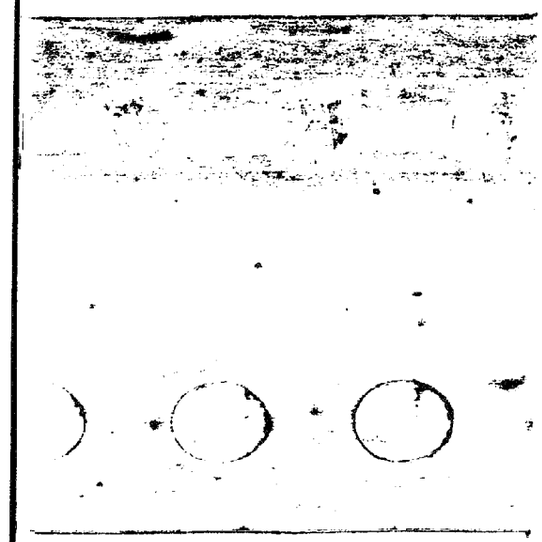
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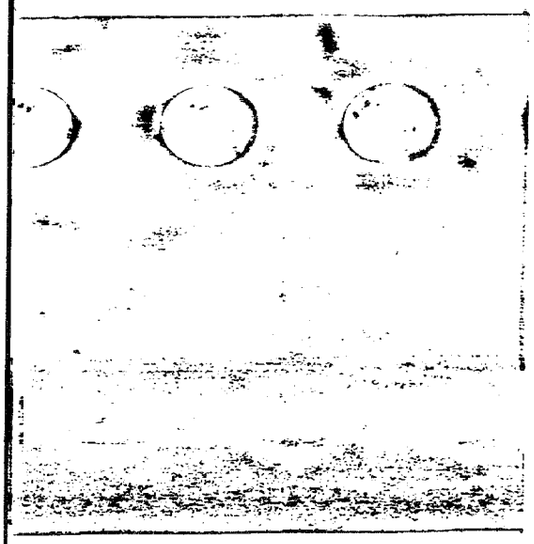
JAN 25 11 20 AM '91
FELIX Z. WALSON III REGISTER
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

88531

7:TCB1210903.D





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8281 PAGE 702

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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 6.00
TOTAL 139.00
CHECK 139.00

01/25/91 01 11:18 0001 8349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88531

IDENTIF. TREFERENCE

JAN 25 11 21 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 392179