THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

WARRANTY DEED

Send Tax Bills to and Address New Owner(s) as follows:	Name\Address Mortgagee:	Map/Parcel
The Salvation Army c/o Thomas Nicholls, Major 114 North First Street P. O. Box 24236 Nashville, Tennessee 37202	_____ _____ _____ _____	Map 82-06 Parcel 53.01

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty-five Thousand and no/100 Dollars ($235,000.00) Robert G. Sullivan, a single man (hereinafter referred to as "GRANTOR"), has bargained and sold, and do hereby transfer and convey unto The Salvation Army, a Georgia corporation, (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED.

Being the same property conveyed to GRANTOR by Deed from Nashville Labor Temple of record in Book 7606, page 28, Register's Office for Davidson County, Tennessee ("RODC").

This is improved property, known as 631 North First Street (Joseph Avenue), Nashville, Tennessee 37202.

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons; provided, however, this conveyance is subject to the following:

(1) Taxes for 1991, which the GRANTEE hereby assumes and agrees to pay in full.

(2) All matters set forth on the Plan of record in Book 21, page 100, RODC.

(3) Terms of Agreement contained in Deed of record in Book 3810, page 709, RODC.

(4) Easements for any and all utilities reserved in Ordinance No. 64-257 of the Ordinances of the Metropolitan Government of Nashville and Davidson County, Tennessee, which is of record

in the Office of the Metropolitan Clerk of Nashville and Davidson County, Tennessee.

(5) Exceptions to easements of sewer in closed alley of record in Book 3926, page 125, RODC.

IN WITNESS WHEREOF, GRANTOR has executed this deed on the 14th day of February, 1991.

Robert G. Sullivan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Robert G. Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of February, 1991.

Rita D'Guerra
Notary Public

My commission expires:
3-27-93

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Thomas N. Hardee, Major
Affiant

Subscribed and sworn to before me this 14 day of February, 1991.

Rita D. Guerry
Notary Public

My commission expires:
2-7-93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 26 to 32, both inclusvie, part of Lots 33 and 17 to 25, both inclusive, and that part of an alley No. 309 in the rear of said Lots, now closed, by Bill No. 64-257, of record in the Office of the Metropolitan Clerk of Nashville and Davidson County, Tennessee, on the Plan of Harris' Addition to Edgefield, now East Nashville, as of record in Book 21, page 100, Register's Office for Davidson County, Tennessee and described together according to a survey made by Barge, Waggoner & Sumner, Engineers, on June 29, 1964, as follows:

Beginning on a concrete monument set in the southwesterly intersection of Grace Street and Joseph Avenue; running thence with the westerly margin of Joseph Avenue, South 6 deg. 13' West 344.60 feet to an iron pin; thence South 83 deg. 27' West 253.94 feet to a cross on sidewalk in the easterly margin of U. S. Highway No. 41, as relocated; thence with the easterly margin of U. S. Highway No. 41, as relocated, as follows: North 6 deg. 33' West 131.13 feet to a cross on sidewalk at the beginning of a curve and with said curve with a radius of 1,478.50 feet in a northwesterly direction 261.06 feet to a cross cut on sidewalk at the beginning of another curve and with said curve with a radius of 17.50 feet in a northwesterly direction 28.53 feet to an iron pin in the southerly margin of Grace Street; thence with the southerly margin of Grace Street, South 83 deg. 02' East 293.92 feet to the beginning.

Being the same property conveyed to Robert G. Sullivan, by deed from Nashville Labor Temple of record in Book 7606, page 28, Register's Office for Davidson County, Tennessee.

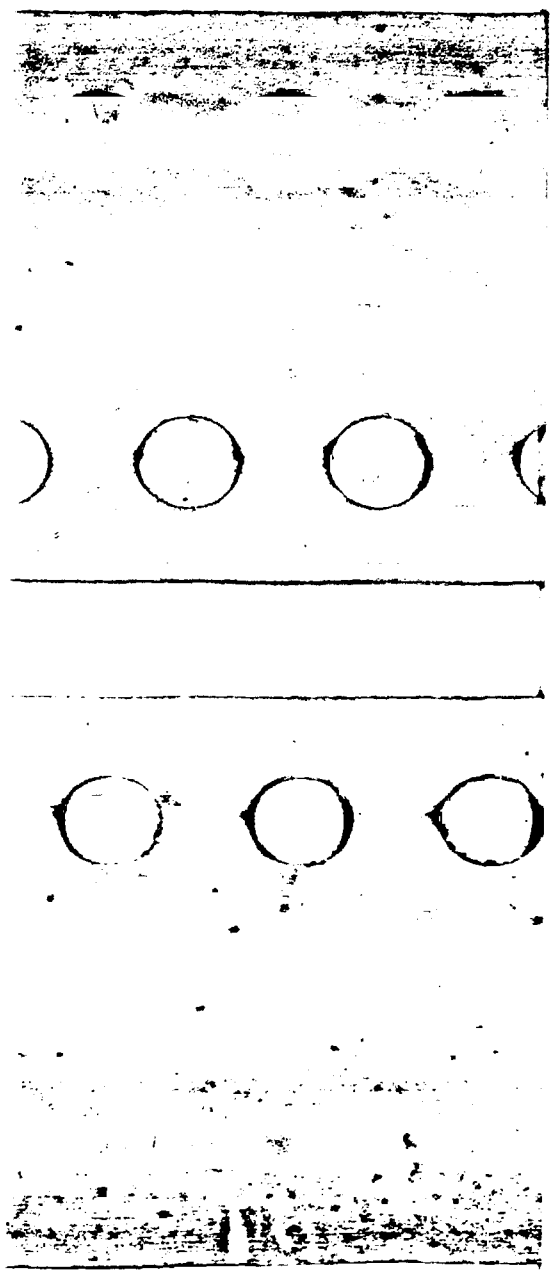
92909

IDENTIF. TREFERENCE

FEB 14 2 49 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6925 02/14 0101 03CHECK 788.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8293 PAGE 29

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
235000.00
CON TX 775.50
PRFEE 1.00
WDEED 12.00
TOTAL ~~788.50~~
CHECK ~~788.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/14/91 01 14:46 0001 6925

92909

IDENTIF. TREFERENCE

FEB 14 2 49 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397228