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WARRANTY DEED

Address new owner as follows:

Oscar and Ella Santa Cruz
8900 S.W. 85th Avenue
Miami, Florida 33156

Map-Parcel Numbers:
Map 52-8
Parcel 15

Send tax bills to:

Same as Owner

THIS INSTRUMENT WAS PREPARED BY:

Helen S. Rogers, Attorney
Suite 2500, L & C Tower
401 Church Street
Nashville, TN 37219
(615) 256-5144

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Eugene T Rennie
Affiant

Sworn to and subscribed before me, this the 20th day of ~~December~~ February, 1992.

Helen S Rogers
Notary Public

My Commission Expires: 3/27/93

For and in consideration of the sum of Thirty Six Thousand Dollars ($36,000.00), cash in hand paid by the hereinafternamed Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., a Tennessee non-profit corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Oscar Santa Cruz and wife, Ella Santa Cruz, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

A certain parcel or tract of land in the 2nd Civil District of Davidson County, Tennessee said parcel being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way of Sanitarium Road;

THENCE, with said right-of-way with a curve to the left having a central angle of 03 degrees 41 minutes 12 seconds, a radius of 310.82 feet, for a distance of 20.00 feet to an iron pin;

THENCE, North 84 degrees 52 minutes 29 seconds East, 140.00 feet to an iron pin;

THENCE, South 02 degrees 46 minutes 48 seconds West, 119.33 feet to an iron pin;

THENCE, South 88 degrees 34 minutes 04 seconds West, 130.29 feet to an iron pin to the point of beginning, containing 0.35 acres, more or less.

Being a part of the same property conveyed to The Kentucky-Tennessee Conference of Seventh-Day Adventists, Inc. by deed from Adventist Health

Systems/Sunbelt, Inc. of record in Book 7231, Page 239, the Register's Office for Davidson County, Tennessee.

This is improved property, known as 132 Sanitarium Drive, Madison, Tennessee 37115.

The Grantees covenant that the said property will not be sold without first being offered back to the Grantor, Kentucky-Tennessee Conference Association of Seventh-day Adventists, Inc., a Tennessee non-profit corporation, at a price equal to the average of two (2) certified appraisals, one paid for and procured by the current owner and one paid for and procured by the Grantor of the property and Grantor shall have thirty (30) days after the current owner has received a bona fide written offer to purchase the property to repurchase the property on the above terms. This covenant shall be one that runs with the land and shall bind all future purchasers.

Grantees further covenant to maintain said real property in good order and clean condition and upon Grantee's failure to do so the Grantor, Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., may make such necessary improvements so that the property shall be well maintained and any costs incurred by Grantor to enforce this covenant shall be liens against said real property and chargeable to the owner.

To HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whosoever, 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 my hand this 20th day of ~~December~~ February, 1992.

Eugene Remmers
EUGENE REMMERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Helen S. Rogers, a Notary Public in and for the State and County aforesaid, personally appeared EUGENE REMMERS with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Secretary of Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., a corporation, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of ~~December~~ February, 1992.

Helen S Rogers
NOTARY PUBLIC

My Commission Expires: 3/27/93

89209

IDENTIF. T REFERENCE

MAR 3 2 48 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

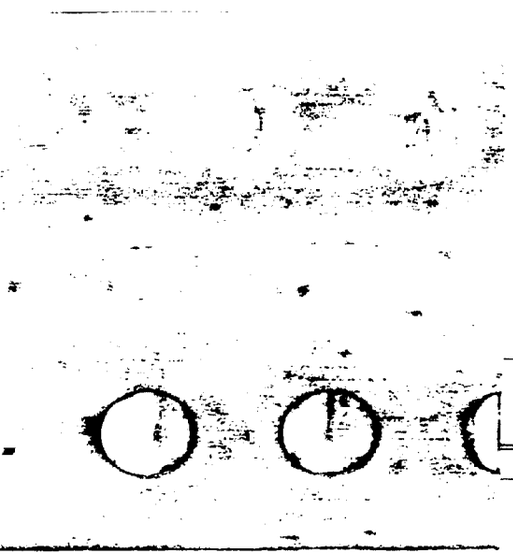
PICK-UP

888 03/03 0101 03CHECK 140.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



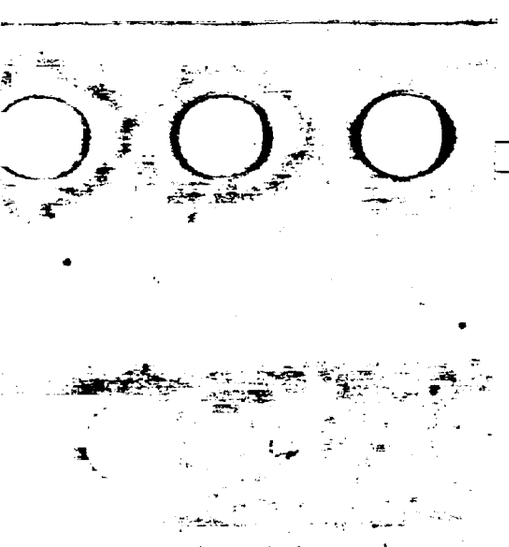
RECEIVED OF _____

FOR _____

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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 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 6.00
TOTAL 140.20
CHECK 140.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/92 01 14:47 0001 2848

89209

IDENTIF. REFERENCE

MAR 3 2 48 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 507339