Mail:

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 102-07-102
Field Bk. 08DZ 08835

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
West Nashville Church of God	SAME	NONE
P. O. Box 90592		
Nashville, TN 37209-0295		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FRANK M. DUNCAN, II and wife, WANDA FAYE DUNCAN, have bargained and sold and by these presents do transfer and convey unto JAMES M. DELANEY, J. C. FRALIX, CHARLES GILLIAM, Trustees for the West Nashville Church of God at 4909 Indiana Avenue, in Davidson County, Tennessee, for the use and benefit of the Church of God, Cleveland, Tennessee, their successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

Said lot fronts 75 feet on the westerly side of Beacon Lane and runs back 172.64 feet on the northerly line and 157.46 feet on the southerly line, to a dead line in the rear on which it measures 76.52 feet.

Being the same property conveyed to Frank M. Duncan, II and wife, Wanda Faye Duncan by deed from Todd & Sheets, of record in Book 4255, page 874, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their successors and assigns forever.

AND WE DO COVENANT with the said Grantees, their successors and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions.

1. 1992 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Charlotte Park, of record in Book 3700, page 91, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4065, page 67, as amended in Book 4142, page 166, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 10th day of April, 1992.

Frank M. Duncan II
FRANK M. DUNCAN, II

Wanda Faye Duncan
WANDA FAYE DUNCAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK M. DUNCAN, II and wife, WANDA FAYE DUNCAN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 10th day of April, 1992.

My Commission Expires:
Jan. 3, 1993

Dana L. Savage
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $89,900.00.

J C Fraley
Affiant

Sworn to and subscribed before me on this the 10th day of April, 1992.

My Commission Expires:
Jan. 3, 1993

Dana L. Savage
Notary Public

02344

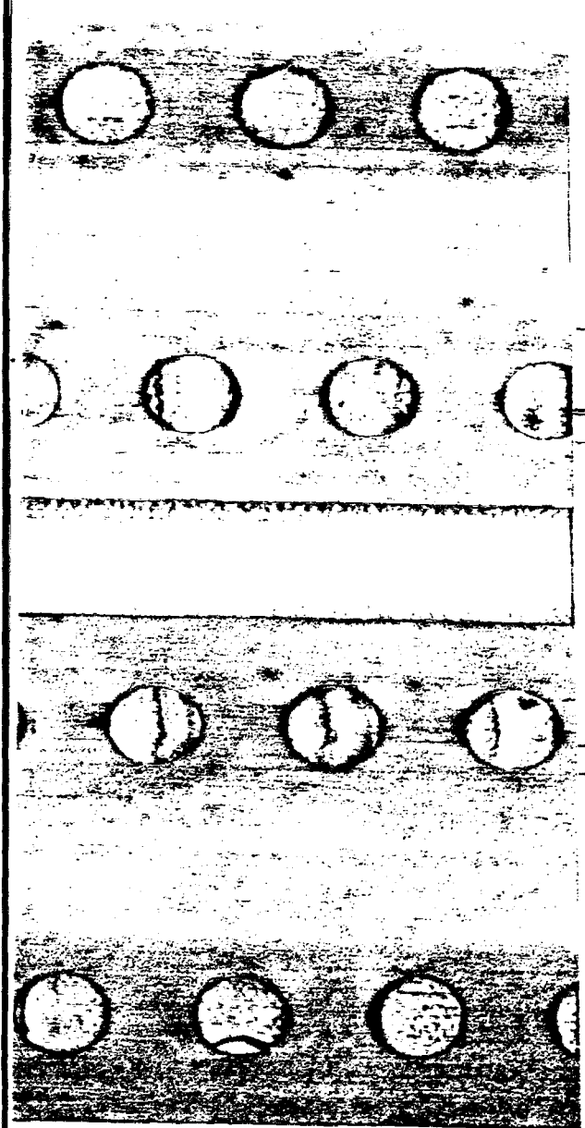
IDENTIFICATION REFERENCE

APR 16 10 35 AM '92

W. HARVEY WILSON II REGISTER
DAVIDSON COUNTY, TN

1274 04/16 0101 03CHECK 339.63

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



RECEIVED OF _____

FOR _____ BOOK 8603 PAGE 329

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 89900.00
				CON TX 332.63
				PRFEE 1.00
				WDEED 6.00
				TOTAL 339.63
				CHECK 339.63
			04/16/92 01	10:34 0001 1274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.2.3.4.4.

IDENTIFICATION REFERENCE

APR 16 10 35 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522125