THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203
File Box 42

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Christ Church Pentecostal 15354 Old Hickory Blvd. Nashville, TN 37211	New Owner	161-65

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by CHRIST CHURCH PENTECOSTAL, a Tennessee not-for-profit corporation, hereinafter referred to as "Grantee," ANDREW G. RUCKER, SR., hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, its successors and assigns, as part of a like kind exchange between Grantor and Grantee, certain real estate in Davidson County, Tennessee, held by Grantor for investment and described as follows:

A tract or parcel of land on Old Hickory Boulevard 0.44 miles east of the intersection of Old Hickory Boulevard and Edmondson Pike, 32nd Councilmanic District, Nashville, Davidson County, Tennessee, more particularly bounded and described as follows:

Beginning at a spike in the center of said Boulevard, South-east corner of Nightingale; thence with Nightingale N 05 degrees 25 minutes 03 seconds west, 330.00 feet to an iron pin, northeast corner of Nightingale; thence, with Nightingale, north 88 degrees 56 minutes 06 seconds west, 247.50 feet to an iron pin, northwest corner of Nightingale and in line of James Kinnard, Jr.; thence, with Kinnard and along a fence, north 05 degrees 25 minutes 03 seconds west, 211.79 feet to an iron pin; corner to the First Christian Reformed Church; thence, with said Church property, north 05 degrees 59 minutes 44 seconds west, 435.38 feet to a concrete monument, southeast corner of Lincoln Brentwood Downs; thence, with Lincoln Brentwood Downs, north 05 degrees 22 minutes 18 seconds west, 544.87 feet to a concrete monument, northeast corner of Lincoln Brentwood Downs and in the south line of Hicks; thence, with Hicks north 85 degrees 14 minutes 53 seconds east, 1,105.87 feet to an iron pin in the south line of Hicks and being the northwest corner of Ira Moore, Jr.; thence, with Moore, south 05 degrees 27 minutes 56 seconds east, 287.97 feet to an iron pin; thence south 05 degrees 26 minutes 58 seconds east, 273.42 feet to an iron pipe, northwest corner of Orrin Rucker; thence, with Rucker, south 05 degrees 25 minutes 50 seconds east, 251.45 feet to an iron post; thence, south 03 degrees 32 minutes 57

seconds west, 46.75 feet to an iron post corner to Eddie Martin; thence, with Martin south 05 degrees 31 minutes 36 seconds west, 241.08 feet to an iron pin, corner to Harold Martin, Sr.; thence, with Martin, south 01 degree 10 minutes 28 seconds east, 84.85 feet to an iron pin in the center of an access road; thence, south 18 degrees 12 minutes 59 seconds west, 95.50 feet to an iron pin in the center of said access road, corner to Harold Martin, Sr., Everett Rucker and Thomas G. Rucker, Sr. et ux.; thence, with Everett Rucker, south 87 degrees 56 minutes 21 seconds west, 486.70 feet to an iron pin, northwest corner to Everett Rucker; thence, with Everett Rucker and an agreed line, south 05 degrees 37 minutes 05 seconds west 253.41 feet to a point in the north line of a 75.00 feet dedication for the future expansion of Old Hickory Boulevard (as measured from the center of the existing pavement); thence, with said dedication line, north 88 degrees 41 minutes 43 seconds west, 32.33 feet, south 02 degrees 35 minutes 30 seconds west, 43.83 feet, south 88 degrees 41 minutes 43 seconds east, 58.51 feet to a point in the north margin of the existing 30.00 feet right of way; thence, south 71 degrees 17 minutes 02 seconds west, 91.11 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard, north 88 degrees 41 minutes 43 seconds west, 156.70 feet to the place of beginning. Containing 32.81 acres, more or less.

Less and except the following two parcels:

Parcel 1

Being a portion of a tract or parcel of land that is located on Old Hickory Boulevard 0.44 miles east of the intersection of Old Hickory Boulevard and Edmondson Pike, in the 32nd Councilmanic District, Nashville, Davidson County, Tennessee, more particularly bounded and described as follows:

Beginning at an iron pin in the west line of Ira Moore, Jr., said pin being located S 05° 27' 56" E -287.97' from an iron pin in the south line of Hicks being the northwest corner of Moore; thence, with Moore S 05° 26' 58" E - 273.42' to an iron pipe, northwest corner of Orrin Rucker; thence, with Rucker, S 05° 25' 50" E - 251.45' to an iron post, northwest corner of Phase I of Thrible Springs Estates, as recorded in P.B. 4715, page 110, R.O.D.C.; thence, along said phase line, S 85° 38' 15" W - 602.83' to an iron pin; thence, N 04° 02' 25" W - 524.79' to a point; thence N 85° 38' 15" E - 590.00' to the place of beginning, containing 7.19 acres more or less.

Being a portion of the same property conveyed to Andrew G. Rucker, Sr. by deed of record in Book 4778, page 722, and in Book 7143, page 937, Register's Office for Davidson County, Tennessee, and being a portion of the property delineated on the Boundary Plat for

Thrible Springs Estates as recorded in Plat Book 6900, page 312, Register's Office for Davidson County, Tennessee.

Parcel 2

A tract or parcel of land on Old Hickory Boulevard 0.44 miles East of the intersection of Old Hickory Boulevard and Edmondson Pike, 32nd Councilmanic District, Nashville, Davidson County, Tennessee, more particularly bounded and described as follows:

Beginning at a spike in the center of said Boulevard, Southeast corner of Nightingale; thence, with Nightingale, N. 05° 25' 03" W- 330.00' to an iron pin, Northeast corner of Nightingale; thence, with Nightingale, N 88° 56' 06" W - 247.50' to an iron pin, Northwest corner of Nightingale and in line of James Kinnard Jr.; thence, with Kinnard and along a fence, N 05° 25' 03" W - 211.79' to an iron pin; corner of First Christian Reformed Church; thence, with said Church property, N 05° 59' 44" W - 91.15' to a point in the East line of said Church; thence, leaving said Church property and being the division or Phase Line of this subdivision as follows; N 86° 01' 08" E - 147.49' to a point, thence, N 51° 32' 19" E - 59.47' to the South Margin of Andrew Rucker Lane; thence, with said South Margin and with a curve to the right having a radius of 625.00', a tangent distance of 58.672', for an arc length of 117.00', thence, crossing said Lane, N 40° 48' 47" E- 50.00' to a point in the North Margin of said Lane; thence, with a curve to the right having a radius of 575.00', a tangent distance of 21.310', for an arc length of 42.602'; thence, N 36° 34' 04' E - 97.50', S 72° 46' 02" E - 81.69', N 08° 53' 38" E- 94.28', N 85° 38' 15" E - 602.83 to an iron post in the West line of Orrin Rucker; thence, with Orrin Rucker, S 03° 32' 57" W- 46.75' to an iron post Corner to Eddie Martin; thence, with Martin S 05° 31' 36" W- 241.08' to an iron pin, Corner to Harold Martin, Sr.; thence, with Martin, Sr.; S 01° 10' 28" E - 84.85' to an iron pin in the center of an access road; thence, S 18° 12' 59" W - 95.50' to an iron pin in the center of said access road, Corner to Harold Martin, Sr., Everett Rucker and Thomas G. Rucker, Sr. et ux; thence, with Everett Rucker S 87° 56' 21' W - 486.70' to an iron pin, Northwest Corner of Everett Rucker; thence, with an agreed line S 05° 37' 05" W - 253.41' to a point in the North line of a 75.00' Dedication for the future expansion of Old Hickory Boulevard (as measured from the centerline of the existing pavement); thence, with said Dedication line, N 88° 41' 43" W- 32.33', S 02° 35' 30" W - 43.83', S 88° 41' 43" E - 58.51' to a point in the North Margin of the existing 30.00' Right-of-Way; thence, S 71° 17' 02" W - 91.11' to the center of Old Hickory Boulevard; thence, with the center of said Boulevard, N 88° 41' 43" W - 156.70' to the place of beginning. Containing 11.25 Acres More or Less.

Being the same property conveyed to Rucker, Ltd., by deed of record in Book 7143, page 937, and in Book 7143, page 941, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants that he is 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 for (i) ad valorem taxes for the current year, which have been prorated and assumed by Grantee; (ii) right of ingress and egress to and from a cemetery as shown on plat of record in Book 6900, page 312; (iii) reservation for the use of springs on the subject property as set forth in Book 1236, page 696; (iv) easement(s) to State of Tennessee, as set forth in instrument recorded in Book 7859, page 380; (v) the rights of W. J. Guthrie, if any, to a road as reserved in Deed of record in Book 972, page 69; and (vi) all matters shown on Plat recorded in Book 6900, page 312.

Grantor further covenants and binds himself, his heirs 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 whomsoever.

Sarah V. P. Rucker, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying, and does hereby convey, to the Grantee, any and all right, title and interest which she may have in the above-described real property by reason of her marriage to the Grantor.

IN WITNESS WHEREOF, Grantor and his spouse have executed this General Warranty Deed on this 18th day of June, 1992.

Andrew G. Rucker, Sr.
ANDREW G. RUCKER, SR.

Sarah V. P. Rucker
SARAH V. P. RUCKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, ANDREW G. RUCKER, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 1992.

John M. Baird
Notary Public

JOHN M. BAIRD NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:
7-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, SARAH V. P. RUCKER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 1992.

Notary Public

My Commission Expires:
7-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of June, 1992.

Notary Public

My Commission Expires:
7-23-94

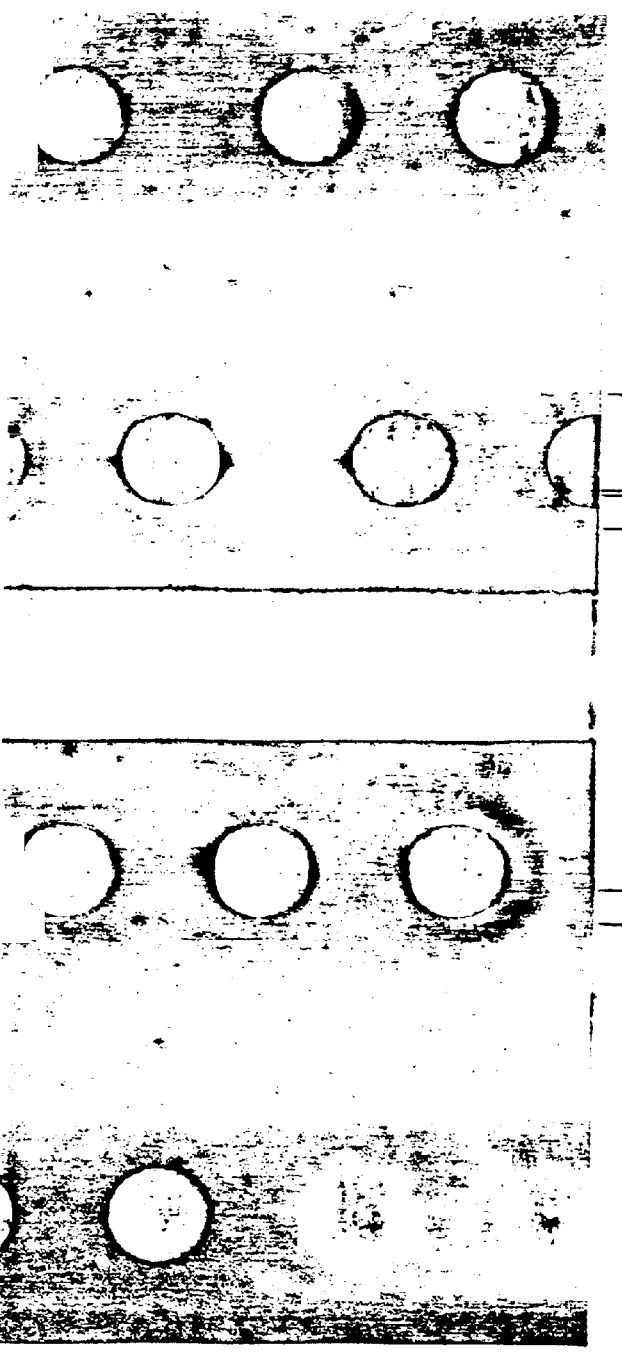
20464

IDENTIF. TREFERENCE

JUN 18 12 29 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2541 06/18 0101 03CHECK 751.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8655 PAGE 82

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 198000.00
CON TX 732.60
PRFEE 1.00
WDEED 18.00
TOTAL 751.60
CHECK 751.60

06/18/92 01 12:29 0001 2541
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20464

IDENTIF. REFERENCE

JUN 18 12 29 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 542273