43624

IDENTIF. & REFERENCE

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

94 APR 28 AM 9:34

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Christ Presbyterian Church, Inc. 1205 8th Avenue South Nashville, Tennessee 37203	Same	105-6-40

BOOK 9325 PAGE 367

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, 1205 Venture, a Tennessee general partnership (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Christ Presbyterian Church, Inc., a Tennessee not-for-profit corporation (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

3?76 04?28 0101 03CHECK 776.15

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; and (3) all visible easements and encroachments. Grantor further covenants and binds itself, its heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set its hand, this 31 day of March, 1994.

1205 VENTURE,
a Tennessee General Partnership

By: Walter L Timmons Jr
Walter L. Timmons, Jr., Partner

By: T L M.P.
Thomas M. Price, Partner

By: Mark G. Robbins
Mark G. Robbins, Partner

By: Robert G. Waters
Robert G. Waters, Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Charlotte McClain, a notary public of the state and county aforementioned, personally appeared Walter L. Timmons, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 1205 Venture, a Tennessee general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 30 day of March, 1994.

Charlotte McClain
Notary Public

My Commission Expires: July 27, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Barbara Luckett, a notary public of the state and county aforementioned, personally appeared Thomas M. Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 1205 Venture, a Tennessee general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 31st day of March, 1994.

Barbara Luckett
Notary Public

My Commission Expires: 7-23-94

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Barbara Lucket, a notary public of the state and county aforementioned, personally appeared Mark G. Robbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 1205 Venture, a Tennessee general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 31st day of March, 1994.

Barbara Lucket
Notary Public

My Commission Expires: 7-23-94

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Walter L Jenn, a notary public of the state and county aforementioned, personally appeared Robert G. Waters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of 1205 Venture, a Tennessee general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 30 day of March, 1994.

Walter L Jenn
Notary Public

My Commission Expires: 11-22-97

BOOK 9325 PAGE 370

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Two Hundred Nine Thousand Five Hundred and no/100's Dollars ($209,500.00) and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me
this 7th day of ~~March~~ NRR, 1994.

NOTARY PUBLIC

My commission expires:
8-3-97

j:\firstam\christpr\warranty.dee

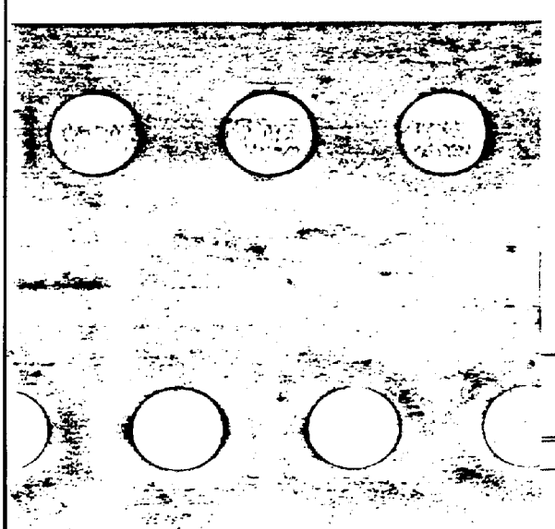
EXHIBIT A

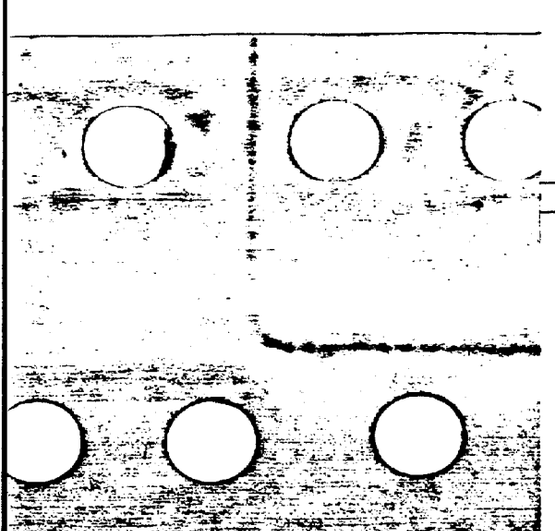
Land in Davidson County, Tennessee, being Lot no. 2 on the Plan of Maloney Subdivision, as of record in Book 6050, page 36, Register's Office for said County.

Said Lot no. 2 fronts 91.23 feet on the westerly margin of Eight Avenue South and extends back 170.20 feet on the northerly line and 181.84 feet on the southerly line to a broken line in the rear measuring 90.08 feet thereon.

Being the same property conveyed to 1205 Venture, Tennessee General Partnership by deed from Investment Services, Tennessee General Partnership of record in Book 7248, page 730, said Register's Office, re-recorded in Book 7284, page 344, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9325 PAGE 372

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	
				209500.00
			CON TX	775.15
			PRFEE	1.00
			WDEED	20.00
			TOTAL	796.15
			CHECK	796.15
04/28/94	01	09:36	0001	8996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43624
IDENTIF. & REFERENCE

94 APR 28 AM 9:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 784115