Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mount Zion Baptist Church 1112 Jefferson Street Nashville, TN 37208	Owner	81-16-506

This instrument prepared by: DAVID B. GRAY
144 Second Avenue North, Suite 203, Nashville, Tennessee 37201

WARRANTY DEED

FOR the sum of $77,500.00 cash in hand paid, the receipt and sufficiency of which are acknowledged, Simon A. Townsend ("Grantor") has bargained and sold, and hereby transfers and conveys to Trustees of Mount Zion Baptist Church ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 1103, 1005 and 1107 Jefferson Street, Nashville, Tennessee 37208.

EXECUTED this 9th day of May, 1994.

Simon A. Townsend By Rena C. Ellzy

Simon A. Townsend, by Rena C. Ellzy,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of May, 1994, before me personally appeared Rena C. Ellzy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Simon A. Townsend acknowledged that such person executed the same as the free act and deed of Simon A. Townsend.

Brenda Lackey

NOTARY PUBLIC

BRENDA LACKEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My commission expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $77,500.00.

John H. Bailey Trustee
AFFIANT

Subscribed and sworn to before me this 9th day of May, 1994.

Brenda Larkins
NOTARY PUBLIC

My Commission Expires:

November 22, 1997

warranty.ded

4284 05/10 0101 03CHECK 303.75

EXHIBIT A BOOK 9339 PAGE 976

LAND in Davidson County, Tennessee, being Lot No. 2, and parts of certain other lots in Porterfield and Glasscock's Addition to Nashville, Tennessee, as of record in Book 19, page 124, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the South margin margin of Jefferson Street, which point is 26 feet 8 inches, westerly from the westerly margin of Eleventh Avenue North, where it intersects the South margin of Jefferson Street; running thence westerly, with the South margin of Jefferson Street; 139 feet, more or less, to the East margin of a 12 foot alley; thence southerly with the East margin of said alley, 159 feet 3 inches to a point formerly Sephis M. Swanson's line; thence easterly 133 feet 10 inches, more or less, to a point, formerly Price & Gilliland's southwest corner, which is 26 feet, westerly from the West margin of Eleventh Avenue North; thence northerly with the West line of the Price & Gilliland lot, 134 feet 3 inches, to the beginning.

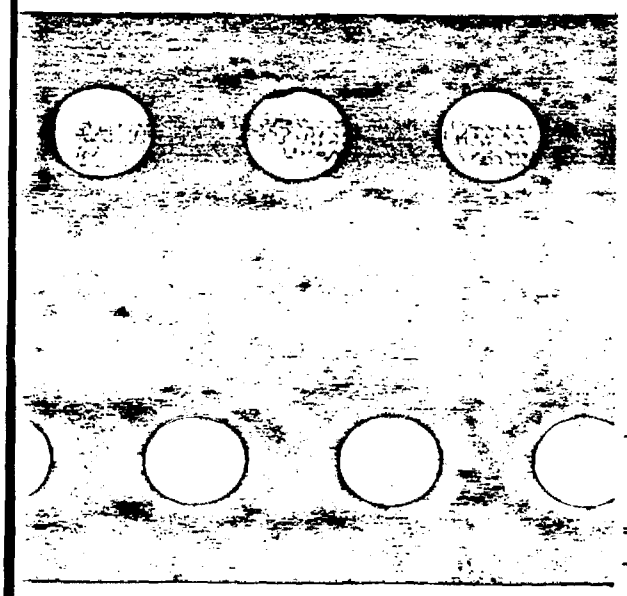
BEING the same property conveyed to Simon A. Townsend, by Deed of Record in Book 8533, page 70, Register's Office for Davidson County, Tennessee.

mtzwar.exa

PICK-UP

94 MAY 10 AM 10:29
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
48416



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9339 PAGE 977

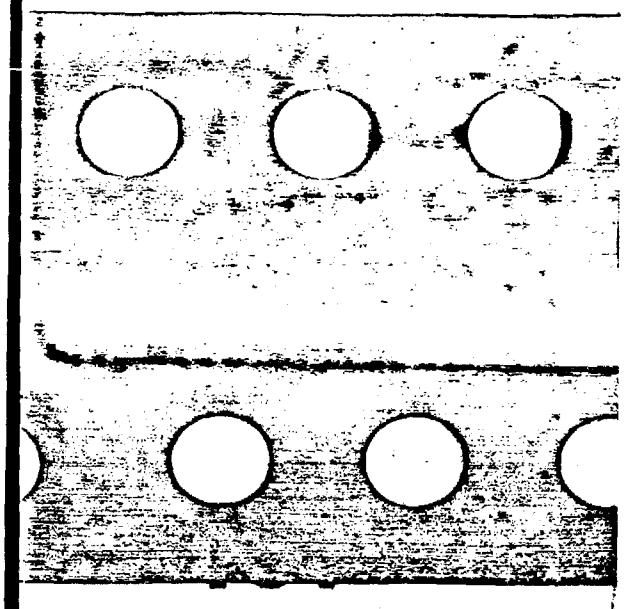
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77500-00
CON TX 286.75
PRFEE 1.00
WDEED 16.00
TOTAL 303.75
CHECK 303.75

05/10/94 01 10:29 0001 4284

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48416
IDENTIF. # REFERENCE

94 MAY 10 AM 10:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789332