58

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

BOOK 9587 PG 352

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
The National Baptist Convention of the United States of America, 1700 Baptist World Center Drive, Nashville, TN 37207	**SAME**	**71-9-6 Field Book No. 13DA-1595**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, RUTH MARIE POWELL ("Grantor"), have bargained and sold and do hereby transfer and convey unto THE NATIONAL BAPTIST CONVENTION OF THE UNITED STATES OF AMERICA ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Haynes Meade Subdivision, Section Three, which subdivision has been designated Subdivision No. 62-5 by the Davidson County Planning Commission, and given preliminary approval of said Commission, but has not been recorded in the Register's Office for Davidson County, Tennessee, and said lot is further described as shown on the subdivision plan as prepared by J. R. Wauford & Company, Engineers, as follows: [said Plan has since been recorded in Plat Book 3106, page 96, Register's Office for Davidson County, Tennessee]
>
> Beginning at a point in the northeasterly margin of Whites Creek Pike at the common corner of Lots Nos. 1 and 2 as shown on said Plan; thence with the common dividing line between Lots Nos. 1 and 2, northeasterly 113.3 feet to a concrete monument in the common dividing line between Lots 1, 2 and 3; thence along the common dividing line between Lots Nos. 2 and 3 eastwardly 104.5 feet to the westerly margin of Seminary Street; thence with the margin of Seminary Street and in a southwesterly direction, 110 feet to a concrete monument at the beginning of a curve; thence southwesterly around said curve, having a radius of 25 feet, 39.77 feet to a concrete monument in the northeasterly margin of Whites Creek Pike; thence with the margin of said pike, and with the curve thereof, 141.35 feet to the point of beginning.
>
> Being the same property conveyed to J. Lewis Powell and wife, Ruth Marie Powell, by Warranty Deed dated April 5, 1962, from Walter Young and wife Era G. Young, of record in Book 3370, page 455, Register's Office for Davidson County, Tennessee. The said J. Lewis Powell having since died.

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This is improved property known as 1601 Lock Road, Nashville, Tennessee 37207. The property described herein shall be known as "The Mary O. Ross Manor of the National Baptist Convention U.S.A., Incorporated."

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the Grantee, its successors and assigns, forever.

AND Grantor does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple; that she has a good right to sell and convey the same; and that the same is unencumbered, except for 1995 real estate taxes which Grantee agrees to assume, all matters shown on the plan of record in Book 3106, page 96, Register's Office for Davidson County, Tennessee and any restrictive covenants of record.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Grantor declares that the property was purchased with funds from the Women's Convention Auxiliary of the National Baptist Convention of the United States of America. The Property is hereby restricted as to the Grantee herein only, so that the Property shall not be further conveyed by the Grantee herein without the prior written consent of the Women's Auxiliary of the Grantee. This restriction shall apply for so long as the Women's Auxiliary of the Grantee shall exist.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of January, 1995.

Ruth Marie Powell
RUTH MARIE POWELL

By: Vera Margaret Davidson
Vera Margaret Davidson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $90,000.00.

Mary O. Ross, Trustee
AFFIANT

Subscribed and sworn to before me, this 19th day of January, 1995.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:

January 25, 1997

STATE OF MICHIGAN)
)
COUNTY OF GENESSEE)

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Vera Margaret Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact of Ruth Marie Powell, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Ruth Marie Powell by herself as Attorney-in-Fact.

WITNESS my hand and seal, at office in Flint, Michigan, this 20th day of January, 1995.

Dawana Turner
NOTARY PUBLIC

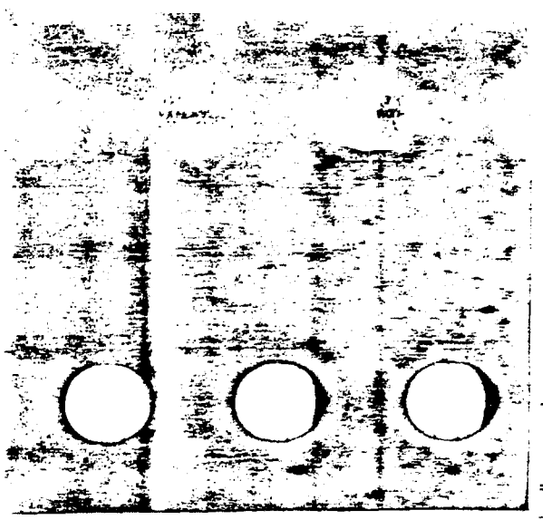
My Commission Expires:

DAWANA TURNER
Notary Public, Genesee County, Michigan
My Commission Expires November 10, 1997

M:\hix\baptist.wd

31163
IDENTIFICATION REFERENCE

95 FEB -2 PM 2:55



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

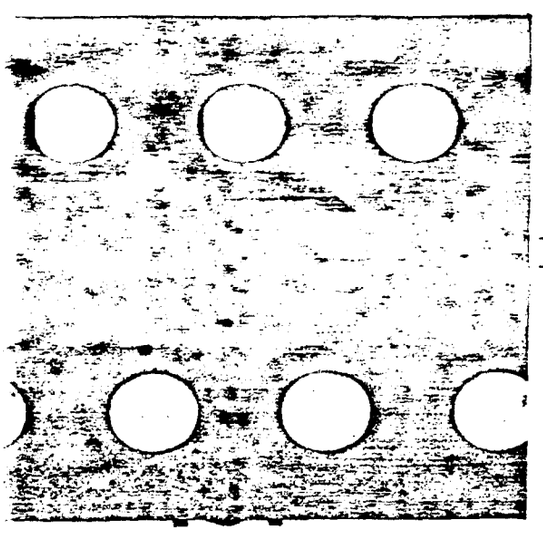
RECEIVED OF _____

FOR _____

BOOK 9587 PG 355

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	12.00
TOTAL	346.00
CHECK	346.00

02/02/95 01 15:57 0001 8453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

311163
IDENTIF. A REFERENCE

95 FEB -2 PM 3:56
REGISTER
DAVIDSON COUNTY, TN.

No. 878205