Box 57
KIM

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 9784 PG 531

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant LOIS J. LIZARRAGA, PRES.

Subscribed and sworn to before me this 31st day of August, 1995.

Notary Public

My commission expires:

6/16/15

00968815
IDENTIF. & REFERENCE

95 SEP -5 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Local Spiritual Assembly of Baha'is of Nashville, Tennessee 2026 Clifton Avenue Nashville, TN 37203	Same	Map: 162 Parcel: 188, 189 and 190

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles Albert Driver and George Allen Peay, individually and as Trustees for the Thomas Melvin Peay, Sr., Trust (the "Grantor"), have bargained and sold, and by these presents do transfer and convey

unto Local Spiritual Assembly of Baha'is of Nashville, Tennessee, a not for profit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2 and 3 of Wilkerson Estates as shown on the Plat of record in Book 5210, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Pauline Wilkerson Peay, by deed of partition of record in Book 5623, page 412, Register's Office for Davidson County, Tennessee. The said Pauline Wilkerson Peay having since died testate, and by will of record in Will Book 186, page 458, Probate Court of Davidson County, Tennessee, the subject property was devised to Charles Albert Driver and George Peay. By Quitclaim Deed of record in Book 9401, page 203, Register's Office for Davidson County, Tennessee, Lot No. 1 of Wilkerson Estates was conveyed to Charles Albert Drive and George Allen Peay as Trustees for Thomas Melvin Peay, Sr., Trust, from Charles Albert Driver and George Allen Peay as Executors of the Estate of Pauline W. Peay, deceased.

This conveyance is subject to the following:

1. Taxes for 1995, which have been prorated between the parties and are assumed by the Grantee.

2. Restrictive Covenants contained in an instrument of record in Book 5434, page 758, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. Subject to all matters shown on the Plan of record in Book 5210, page 117, in said Register's Office.

4. Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 7932, page 88, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Thomas Melvin Peay, Sr. joins in this conveyance for the purpose of conveying all right, title and interest he may have in the subject property to the Grantee.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of August 31st, 1995.

Charles Albert Driver

Charles Albert Driver, individually and as Trustee

George Allen Peay

George Allen Peay, individually and as Trustee

\s\ Thomas Melvin Peay, Sr.

By: George Allen Peay

George Allen Peay, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Albert Driver, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 31st day of August, 1995.

NOTARY PUBLIC

My Commission Expires:_____

My Commission Expires NOV. 20, 1998

0359 09/05 2101 03CHECK 609.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared George Allen Peay, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 1st day of August, 1995.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

THOMAS C. SCOTT NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires:_____

My Commission Expires NOV. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas C. Scott, a Notary Public of said County and State, George Allen Peay, Attorney-in-Fact, signing on behalf of Thomas Melvin Peay, Sr., (the "Bargainor") with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the Bargainor.

WITNESS my hand, at Office, this the 31st day of August, 1995.

NOTARY PUBLIC

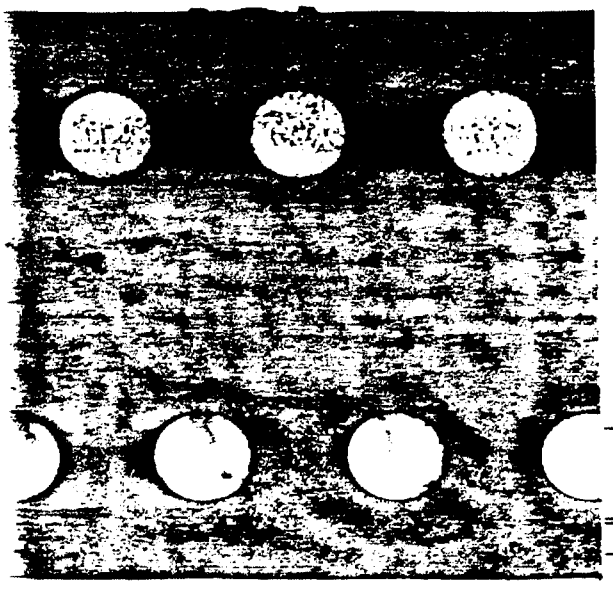
NOTARY PUBLIC AT LARGE

THOMAS C. SCOTT NOTARY PUBLIC STATE OF TENNESSEE

My Commission expires:_____

My Commission Expires NOV. 20, 1996

gentcs\driver.ded



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

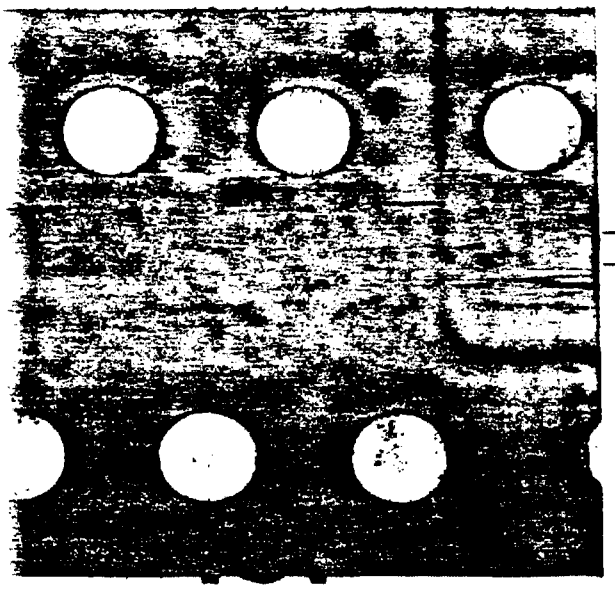
RECEIVED OF _____

FOR _____

BOOK 9784 PG 535

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

009681 5
IDENTIF. ↑ REFERENCE

95 SEP -5 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT
160000.00
CON TX 592.00
PRFEE 1.00
TREEN 15.00
ERR CO
TDEED 16.00-
TDEED 16.00
ERR CO
TDEED 16.00-
WDEED 16.00
TOTAL 609.00
CHECK 609.00

09/05/95 01 14:17 0001 0359

No. 949258