WARRANTY DEED

BOOK 9970 PG 875

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,522.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustees of Ramsey Street (NAME)	Citizens Savings Bank (NAME)	82-12-28
809 & 811 Main Street (ADDRESS)	2013 Jefferson Street (ADDRESS)	82-12-29
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Trustees of Payne Chapel A.M.E., Church

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trustees of Ramsey Street, Church of Christ

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

5567 03/06 0101 03CHECK 333.14

0157466
IDENTIF. + REFERENCE

96 MAR -6 PM 1:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as 809 & 811 Main Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of February 19 96

Trustees of Payne Chapel A.M.E., Church
By: Sidney Bryant
Sidney Bryant, Pastor

Harrison H. Driver
BY: Harrison H. Driver, Chairman
Pro-Tempore, Trustee Board

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Sidney Bryant and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Pastor and _____ respectively of the Trustees of Payne Chapel A.M.E. the within named bargainor, and corporation, and that he as such Pastor and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Sidney Bryant as such Pastor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of February 1996.

My commission expires July 24, 1999 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sidney Bryant and Harrison H. Driver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Pastor and Chairman Pro-Tempore, Trustee Board, respectively, of Payne Chapel A.M.E. Church, the maker/Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1996.

My Commission Expires: 7/24/99

NOTARY PUBLIC

EXHIBIT "A" BOOK 9970 PG 877

Tract I: Land in Davidson County, Tennessee, being Lot no. 5 on the Neil S. Brown's First Addition to East Nashville, of record in Book 57, page 33 and 50, Register's Office for Davidson County.

Said Lot no. 5 fronts 50 feet on the north side of Main Street and runs back between parallel lines, 170 feet to an alley.

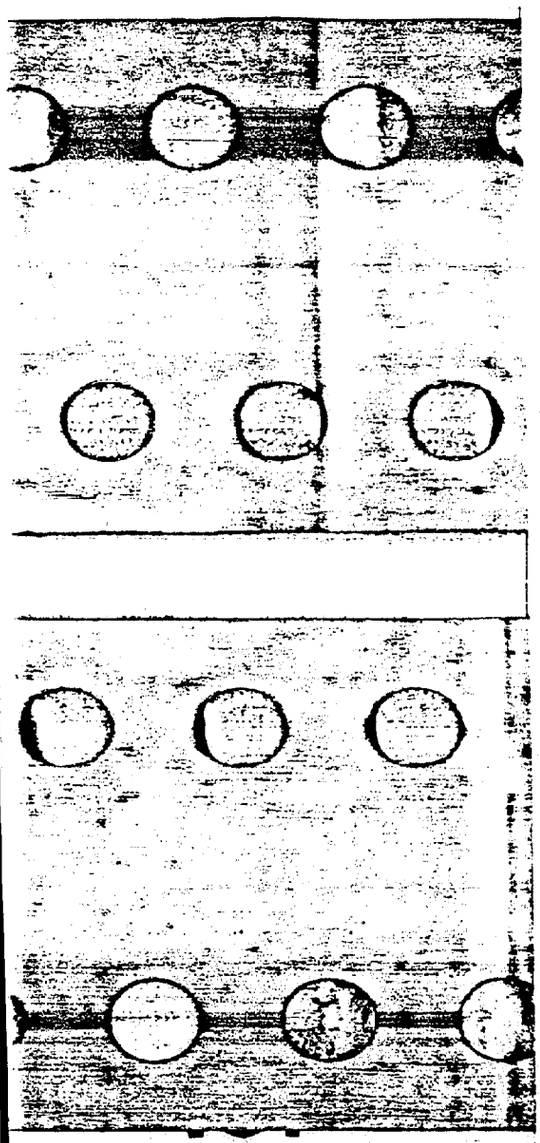
Included in the above description but excluded from the property being conveyed herein is that portion of Lot no. 5 conveyed to the Nashville, Housing Authority by deed of record in Book 3884, page 508, Register's Office for Davidson County, Tennessee, as follows, to wit:

Beginning at a point, said point being on a northerly margin of Main Street and being the most southerly corner of said property; thence with the northerly margin of Main street in an easterly direction a distance of 50 feet, more or less, to the easterly margin of said property; thence with the easterly margin of said property in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of ten feet from the northerly margin of Main Street a distance of 50 feet, more or less, to the westerly margin of said property; thence with said westerly margin in a southerly direction a distance of 10 feet, more or less, to the point of beginning and containing 500 square feet, more or less.

Tract II: Land in Davidson County, Tennessee, being Lot no. 6 on the Plan of Neil S. Brown's First Addition to East Nashville as of record in Book 57, page 33, Register's Office for Davidson County, Tennessee, minus that portion of the property taken for Main Street.

Said tract or portion of Lot 6 fronts 50 feet on the northerly margin of Main Street as widened and extends back between parallel lines, 160 feet, more or less, to an alley.

Being the same property conveyed to PAYNE CHAPEL AFRICAN METHODIST EPISCOPAL CHURCH by deed from GEORGE E. LOCKLETT of record in Book 7798, page 661, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 9970 PG 878

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 86522.00
CON TX 320.14
PRFEE 1.00
WDEED 12.00
TOTAL 333.14
CHECK 333.14

03/06/96 01 14:02 0001 5567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157466
IDENTIF. ↑ REFERENCE

96 MAR -6 PM 1:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1013679