This Instrument Prepared By:

Renard A. Hirsch, Sr., Attorney
619 Woodland Street
Nashville, Tennessee 37206
615-242-5003

The Name and Address of the new owner is:

The Morning Star Missionary Baptist Church
19 Hart Street
Nashville, Tennessee 37210

Map-Par No.: 105-8-58

WARRANTY DEED

This Deed, made and entered into on the day and year below written by and between JAMES HUBERT SOWELL, JOHN NORMAN SOWELL, MABLE ANITA SOWELL, and MARION ALONZO SOWELL, (hereinafter collectively referred to as the "GRANTOR"), and THE MORNING STAR MISSIONARY BAPTIST CHURCH of Nashville Davidson, County, Tennessee (hereinafter referred to as "GRANTEE").

WITNESSETH:

That for and in consideration of $11,000.00 (Eleven Thousand Dollars) and other good and valuable consideration, paid by the GRANTEE to the GRANTOR, receipt of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, his heirs, representatives, successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 8 and the north half of Lot No. 9, in D. F. Wilkin's Subdivision in the Old Ninth Civil District of Davidson County, Tennessee, as shown by plan of record in Book 57, page 113, Register's Office for Davidson County, Tennessee.
>
> Said parcel of land fronts 37 1/2 feet on the west side of Lewis Street (formerly East Hill Street) in Nashville, Tennessee, and runs back between parallel lines and along the southern margin of an alley 125 feet to a 10 feet alley in the rear.
>
> Being the same property conveyed to Marion Sowell by deed from J. M. Sowell of record in Book 3614, page 281, said Register's Office, the said Marion Sowell having since died leaving Ora Lee Sowell as one of his heirs at law and the said Ora Lee Sowell having since died.

This conveyance is made to the GRANTEE, its, representatives, successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEE and its successors and assigns in fee simple forever.

GRANTOR covenants and warrants that they are seized of said land in fee and has the right to convey the same in fee simple; that the same is free and clear of all

encumbrances and that he will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set their signatures on the date below written.

Dated: 5-6-96 — James H. Sowell, Jr.
JAMES HUBERT SOWELL

Dated: 5-6-96 — John N. Sowell
JOHN NORMAN SOWELL

Dated: 5-6-96 — Marion A. Sowell
MARION ALONZO SOWELL

Dated: 5/6/96 — Mable Anita Sowell
MABLE ANITA SOWELL

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me Leonard A. Hirsch, Sr., a Notary Public of the State and County aforesaid, personally appeared JAMES HUBERT SOWELL, JOHN NORMAN SOWELL, MARION ALONZO SOWELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument as her own free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 6th day of May, 1996.

Leonard A. Hirsch
Notary Public

My Commission Expires: 9/15/99

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me Leonard A. Hirsch, a Notary Public of the State and County aforesaid, personally appeared MABLE ANITA SOWELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument as her own free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 6th day of May, 1996.

Leonard A. Hirsch
Notary Public

My Commission Expires: 9/15/99

0183004

SEP 17 11:03

BOOK 10053 PG 949

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value of this transfer, whichever is greater, is $11,000.00.

Marion A Sowell
MARION ALONZO SOWELL

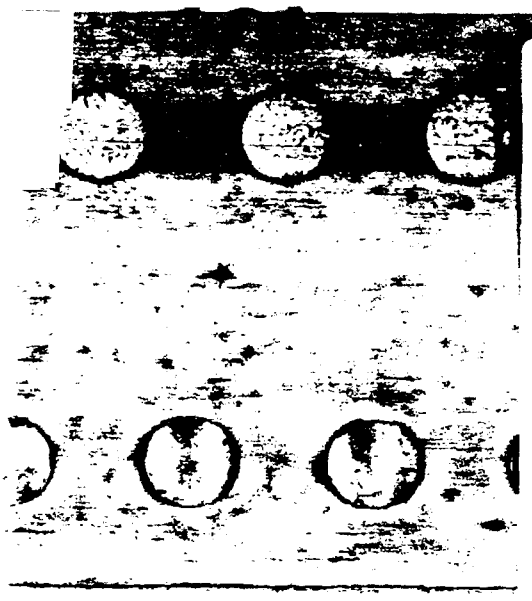
Sworn to and subscribed before me this 6th day of May 1996.

Notary Public

My Commission Expires: 6/15/99

MAIL TAX BILLS TO:

The Morning Star Missionary Baptist Church
19 Hart Street
Nashville, Tennessee 37210



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

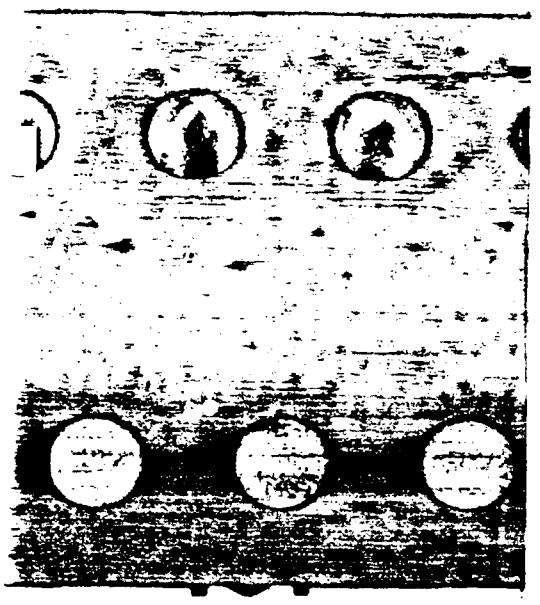
RECEIVED OF _____

FOR _____

BOOK 10053 PG 950

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
				CASH 11000.00
				CON TX 40.70
				PRFEE 1.00
				MTEED 12.00
				TOTAL 53.70
				CHECK 53.70
			05/17/96 01	15:10 0001 3001



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183004
IDENTIF. ↑ REFERENCE

96 MAY 17 PM 1:08

REGISTER

No. 1040953