BOOK 10292 PG 939

Box 18
LJL

AFTER RECORDING RETURN TO:

Prepared by: NationsBank Legal Department
Connie J. Miller, Senior Counsel
101 North Tryon Street
NC1-001-14-13
Charlotte, North Carolina 28255

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
Wardens and Vestry of Christ Episcopal Church 900 Broadway Nashville, Tennessee 37203	Wardens and Vestry of Christ Episcopal Church 900 Broadway Nashville, Tennessee 37203	093.05.0 180.00

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $ 516,000.00.

Affiant (Grantee)

Subscribed and sworn to before me, this the 12th day of December, 1996.

MICHELLE M. PARKER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

(Official Seal)

Notary Public

My Commission Expires: 1/2/2001

SPECIAL WARRANTY DEED

NATIONSBANK OF TENNESSEE, N.A., a national banking association, successor in interest to NationsBank of Tennessee, successor by merger to Sovran Bank/Tennessee, successor by merger to Sovran Bank/Central South, successor by merger to Commerce Union Bank ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto WARDENS AND VESTRY OF CHRIST EPISCOPAL CHURCH ("Grantee") in fee simple, their successors and assigns, that certain land located in Nashville, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Except for the limited warranty of title herein contained, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY PETROLEUM HYDROCARBONS, RADON GAS OR HAZARDOUS MATERIALS, SUBSTANCES OR WASTES AS DEFINED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. EXCEPT FOR THE LIMITED WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN, GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, Grantee agrees to and accepts all of the foregoing matters.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

IN WITNESS WHEREOF, GRANTOR, has caused this Special Warranty Deed to be executed on the 12th day of December, 1996.

ATTEST:

Asst. Secretary

NATIONSBANK OF TENNESSEE, N.A., a national banking association

By:

Name:Erwin Smith
Title: Senior Vice President

Initials

BOOK 10292 PG 941

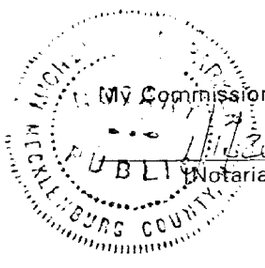
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Personally appeared before me, Michelle M. Parker a Notary Public in and for the State and County duly commissioned and qualified, Richard Murrell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of the Grantor, NationsBank of Tennessee, N.A., and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 12th day of December, 1996.

Michelle M. Parker
Notary Public



My Commission Expires:

11-8-2001

[Notarial Seal]

Initials

EXHIBIT A TO PURCHASE AND SALE AGREEMENT BOOK 10292 PG 942

LAND

Being Lots Nos. 3 and 4 on the Plan of the division of the real estate of Thomas Maney, deceased, as of record in Plan Book 1, page 32, Chancery Court at Nashville.

Said Lots Nos. 3 and 4 front together 77 feet on the westerly side of Ninth Avenue, North, formerly McLemore Street, as widened, and run back between parallel lines, with the northerly margin of an alley, 239 feet to a dead line.

This being the same property conveyed to Commerce Union Bank by Deed of First American National Bank of Nashville and Alfred Lee Hathcock, co-trustees under the will of J. Fred Hathcock dated August 10, 1983 and recorded in the Register of Davidson County in Book 6113 at page 354.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Rights of parties in possession.

2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, subdivision, building and zoning ordinances.

3. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.

4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.

5. Any and all unrecorded leases, if any, and rights of parties therein.

6. Taxes and assessments for the year of closing and subsequent years and subsequent assessments for prior years due to a change in use or ownership.

7. All valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.

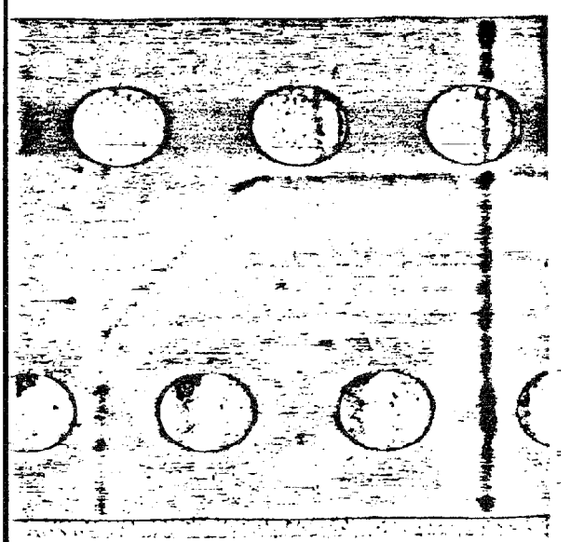
8. All matters which would be disclosed by a personal inspection of the Property or by a current, accurate, physical survey of the Property.

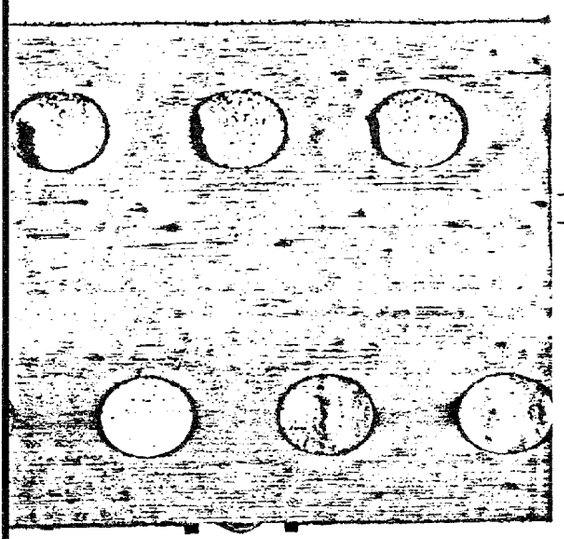
0256571
IDENTIF. & REFERENCE

96 DEC 17 AM 10:46
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

6530 12/17 0101 03CHECK 1930.20

Initials





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10292 PG 944

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 516000.00
				CON TX 1909.20
				PRFEE 1.00
				WDEED 20.00
				TOTAL 1930.20
				CHECK 1930.20
12/17/96	01			10:47 0001 6530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256571
IDENTIF. & REFERENCE

96 DEC 17 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099135