THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $150,000.00 Agent Trustee **AFFIANT** Subscribed and sworn to before me, this 4th day of ~~January~~, 1997. Notary Public My Commission Expires: 11/27/97

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Berean Baptist Church, Inc. 4825 Fairmeade Court Nashville, TN 37218	Same	58-12-10 58-12-11 58-12-18 58-12-19 58-12-21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVELYN MILLER FRANCESCON, ELDRIDGE LEON MILLER AND ROBERT OTIS MILLER, as tenants in common,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BEREAN BAPTIST CHURCH OF NASHVILLE, a Tennessee Non-Profit Corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 4, 5 and Reserved Parcels "A" and "B" and "C", on the Plan of Fairmeade Acres, of record in Book 3700, page 52, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Evelyn Miller Francescon, Eldridge Leon Miller and Robert Otis Miller, as tenants in common, by deed from G. Daniel Miller and wife, Hazel S. Miller of record in Book 4659, page 909, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3700, page 52, Register's Office for said County.

3. Restrictive Covenants of record in Book 4053, page 210, Register's Office for said County.

4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7946, page 779, Register's Office for said County.

5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8117, page 612, Register's Office for said County.

This is unimproved property known as 4404 and 4430 Clarksville Pike, unnumbered Clarksville Pike and 3626 and 3627 Fairmeade Drive, Nashville, Tennessee.

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, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 14th day of ~~January,~~ 1996.

Evelyn Miller Franceson
Evelyn Miller Franceson

Eldridge Leon Miller
Eldridge Leon Miller

Robert Otis Miller
Robert Otis Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVELYN MILLER FRANCESON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of ~~January~~, 1997.

Notary Public

My Commission Expires: 11/27/99

STATE OF OKLAHOMA)
COUNTY OF Sequoyah)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELDRIDGE LEON MILLER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of January, 1997.

Rebecca M. Dalton
Notary Public

My Commission Expires: May 24, 1999

0020707.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT OTIS MILLER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

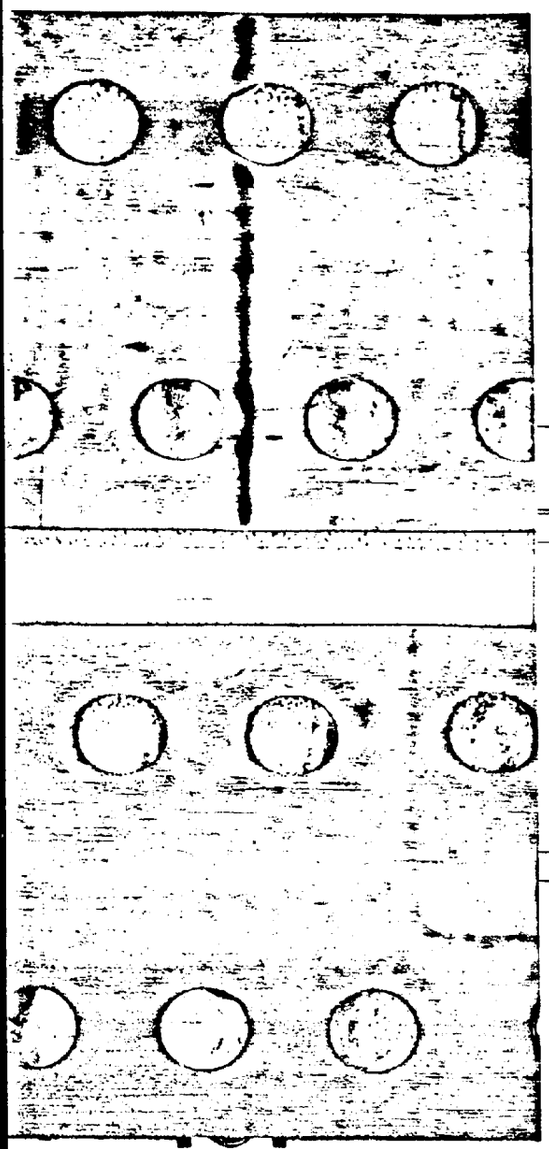
WITNESS my hand, at office, this 14th day of ~~January~~, 1997.

Notary Public

My Commission Expires: 11/27/99

0073555

6932 02/18 0101 03CHECK 500.00



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

RECEIVED OF _____

FOR _____

BOOK 10351 PG 294

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	150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	568.00
			CHECK	568.00
02/18/97	01		10:04 0001	6932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 FEB 18 [illegible]
DAVIDSON COUNTY

0273555
IDENTIF. # REFERENCE

No. 1117389