BOOK 10698 PG 877

41

SPECIAL WARRANTY DEED

FROM: Tennessee Real Estate Investments, L.P.

TO: Covenant Presbyterian Church of Nashville

This instrument prepared by:
Joseph N. Barker
Farris, Warfield & Kanaday
Suite 1900, SunTrust Center
Nashville, TN 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Covenant Presbyterian Church of Nashville 4300 Hillsboro Road Nashville, TN 37215	Same	Parcel 131-06A-11 Parcel 131-06A-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 3,028,133.00 .

Herbert D Kneeland III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of November, 1997.

Marilyn Hyde
Notary Public

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN 27, 2001

My Commission Expires: 1-27-2001

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($10.00) cash in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tennessee Real Estate Investments, L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does

transfer and convey unto Covenant Presbyterian Church of Nashville, a Tennessee not-for-profit religious corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property commonly referred to as Lots 1A and 1B of Tract 11, Burton Hills, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

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Witness its hand this 25th day of November, 1997.

Tennessee Real Estate Investments, L.P.

By: Mertech Development Corporation
Its: General Partner

By: _____
Ronald M. Sohr, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ronald M. Sohr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Mertech Development Corporation, a corporation, the general partner of Tennessee Real Estate Investments, L.P., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of himself as President of Mertech Development Corporation as the general partner of Tennessee Real Estate Investments, L.P.

Witness my hand and seal, at Office, this 25th day of November, 1997.

_____
Notary Public

My Commission Expires: 1-27-2001

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 27, 2001

285601.1 11/25/97

EXHIBIT A TO
SPECIAL WARRANTY DEED

Property Description

Lots 1A and 1B as shown on the Plat of a Resubdivision of Tract 11, Lot 1, Burton Hills, as of record in Book 9700, page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Tennessee Real Estate Investments, L.P., by Deed of record in Book 9203, page 361, Register's Office for Davidson County, Tennessee.

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EXHIBIT B TO
SPECIAL WARRANTY DEED

Encumbrances

1. Real Estate taxes and/or assessments levied or assessed for periods subsequent to the date hereof for Tax Parcels: 131-6A-11 and 131-6A-26;

2. Matters shown on the plat of record in Book 9700, page 70, Register's Office for Davidson County, Tennessee;

3. Agreement to establish open space of record in Book 7147, page 416, Register's Office for Davidson County, Tennessee.

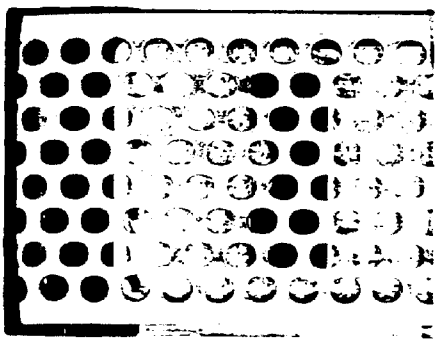
0374079

IDENTIFICATION/REFERENCE

97 NOV 26 PM 1:50

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4557 11/26 0101 03DHLOK 11[illegible]



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

RECEIVED OF _____

FOR _____

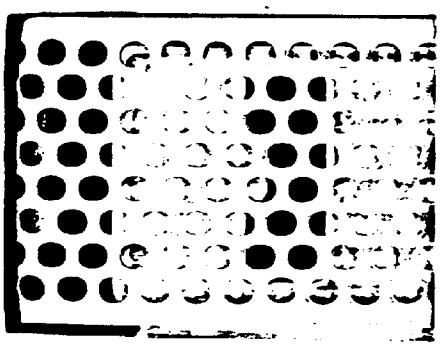
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
3028133.00
CON TX 11204.10
PRFEE 1.00
WDEED 20.00
TOTAL 11225.10
CHECK 11225.10
11/26/97 01 13:53 0001 4557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0374079
IDENTIF. # REFERENCE

97 NOV 26 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1225402