BOOK 10727 PG 970

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court, Hendersonville TN 37075

97 DEC 18 PM 3:21

IDENTIFICATION REFERENCE 0382000

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	*Send Tax Bills To:*	*Map & Parcel:*
CHRISTIAN COOPERATIVE MINISTRIES, INC., *a Tennessee not-for-profit corporation*	CHRISTIAN COOPERATIVE MINISTRIES, INC. 201 Madison Street Madison TN 37115	Map 12-16 Parcel 229

3257 12/18 0101 03CHECK 447-75

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **MADISON OFFICE BUILDING, *a general partnership consisting of CLESTON B. DANIELS, THOMAS E. STEWART, and JULIO PIERPAOLI,*** hereinafter referred to as ***Grantor***, has this day bargained and sold, and does hereby transfer and convey unto the said **CHRISTIAN COOPERATIVE MINISTRIES, INC., *a Tennessee not-for-profit corporation,*** hereinafter referred to as ***Grantee***, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of resubdivision of the northeast part of the Rosser Tract, of record in Plat Book 4470, Page 127, Register's Office for said County.

Said Lot No. 2 fronts 51.01 feet on the southerly margin of Madison Street and extends back between lines 238.01 feet on the westerly line and 238.42 feet on the easterly line to a dead line in the rear measuring 51.12 feet thereon.

BEING the same property conveyed to Madison Office Building, a general partnership, by deed from Warren T. Hill et ux dated September 24, 1996, and filed for record in Book 10201, Page 442, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 201 Madison Street, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **CHRISTIAN COOPERATIVE MINISTRIES, INC., *a Tennessee not-for-profit corporation,*** its successors, heirs and assigns forever. The undersigned covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. The undersigned further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said **CHRISTIAN COOPERATIVE MINISTRIES, INC., *a Tennessee not-for-profit corporation***, its successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 16th day of December, 1997.

MADISON OFFICE BUILDING,
a General Partnership

By: Cleston B. Daniels
CLESTON B. DANIELS

By: Thomas E. Stewart
THOMAS E. STEWART

By: Julio Pierpaoli
JULIO PIERPAOLI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 117,500.00.

Margaret L. Chance

Sworn to and subscribed before me on this the 16th day of December, 1997.

Patti Howard
NOTARY PUBLIC
My Comm. Expires: 7-24-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared CLESTON B. DANIELS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be a Partner of Madison Office Building, the within named bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such Partner.

Witness my Hand and Notarial Seal at office in Madison, Tennessee, on this the 16th day of December, 1997.

Sandra S. Betts
NOTARY PUBLIC

My Comm. Expires: 1/24/98

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared THOMAS E. STEWART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be a Partner of Madison Office Building, the within named bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such Partner.

Witness my Hand and Notarial Seal at office in Madison, Tennessee, on this the 16th day of December, 1997.

Sandra S. Bates
NOTARY PUBLIC

My Comm. Expires: 1/24/98

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared JULIO PIERPAOLI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be a Partner of Madison Office Building, the within named bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such Partner.

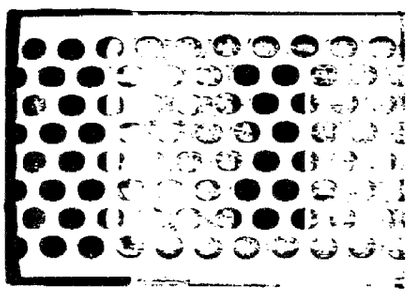
Witness my Hand and Notarial Seal at office in Madison, Tennessee, on this the 16th day of December, 1997.

Sandra S. Bates
NOTARY PUBLIC

My Comm. Expires: 1/24/98

realprop\christian.dee

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



RECEIVED OF _____

FOR _____

BOOK 10727 PG 973

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
117500.00
CON TX 434.75
PRFEE 1.00
WDEED 12.00
TOTAL ~~447.75~~
CHECK ~~447.75~~

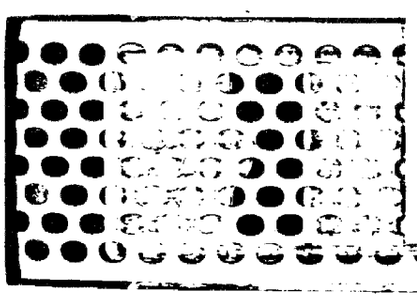
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/97 01 15:27 0001 3257

0382000
IDENTIFICATION REFERENCE

97 DEC 18 PM 3:21

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY
TENN.



No.1233997