This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, TN 37203
Return to Box 50-B

10782:328

ADDRESS NEW OWNER:
Johnnie Anthony
2845 Hydes Ferry Road
Nashville, TN 37218

SEND TAX BILL:
Mortgagor

MORTGAGEE:
First American National Bank
325 Deaderick Street
Nashville, TN 37237

MAP AND PARCEL:
MAP 80-8
GROUP
PARCEL 433

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the TRUSTEES OF SAINT JAMES MISSIONARY BAPTIST CHURCH, a Tennessee not-for-profit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Johnnie Anthony, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of River Meadows, Section 1 Subdivision, as of record in Book 9700, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Trustees of Saint James Missionary Baptist Church by deed from Ozburn-Hessey Storage Company, as of record in Book 9831, page 563, Register's Office for Davidson County, Tennessee.

This is improved property known as 2845 Hydes Ferry Road, Nashville, Tennessee 37218.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1998 Property taxes which are not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 9700, page 105.
3. Title to that portion of the premises, if any, embraced within the charter right-of-way of the Illinois Central Railroad or its successors or assigns. (n/k/a The Nashville-Ashland City Railroad)
4. Subject to such rights as may be vested in third parties to a 30 foot right of way for a pipe line.
5. Subject to an easement granted to Colonial Pipeline Company, its successors and assigns of record in Book 3675, page 518, said Register's Office.
6. Easements for Sanitary Sewer and/or Storm Drainage of record in Book 4462, page 81, and of record in Book 4488, page 656, said Register's Office.
7. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4723, page 396, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnnie Anthony, his heirs and assigns, forever; and the, TRUSTEES OF SAINT JAMES MISSIONARY BAPTIST CHURCH, a Tennessee not-for-profit corporation, does covenant with the said Grantee that the Grantors is 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 Grantor does further covenant and bind Grantor, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10782 PG 329

Witness our hand this the 30th day of January, 1998.

TRUSTEE OF SAINT JAMES MISSIONARY BAPTIST CHURCH

By: George T. Brooks, Sr.
George T. Brooks, Sr.,
Pastor and President

By: _____
Cordell Kidd, Trustee

By: _____
Eugene McKissack, Trustee

By: _____
Eva Ragan, Trustee

By: _____
Beverly Parker, Trustee

By: _____
Erastus Rhodes, Trustee

By: Charlene Stuart
Charlene Stuart, Trustee

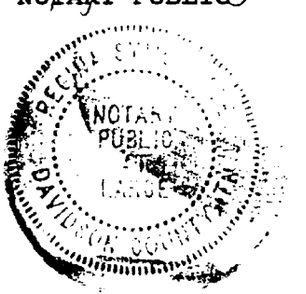
By: _____
Ora Mai Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George T. Brooks, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that himself to be Pastor and President (or other officer authorized to execue the instrument) of SAINT JAMES MISSIONARY BAPTIST CHURCH, the within named bargainor, and that he as such Paster and President executed the foregoing instrument for the purposes therein contained, by signing the name of SAINT JAMES MISSIONARY BAPTIST CHURCH by himself as Pastor and President. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1998.

Regina Symonette
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 28, 2001



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cordell Kidd, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1998.

Regina Symonette
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 28, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eugene McKissack, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1998.

Regina Symonette
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 28, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eva Ragan, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1998.

Regina Symonette
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 28, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Beverly Parker, Trustee the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1998.

Regina Symonette
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 28, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Erastus Rhodes, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1998.

Regina Symonette
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 28, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charlene Stuart, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1998.

Regina Symonette
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 28, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ora Mai Smith, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1998.

Regina Symonette
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 28, 2001

9656 02/04 0101 03CHECK 288.95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,500.00.

Janice Collins
AFFIANT

Subscribed and sworn to before me this 27 day of January, 1998.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 5/28/2000

JUNE E. ATKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 FEB -4 PM 12:36

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0397224

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

RECEIVED OF _____

FOR _____

10782 PG 332

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	73500.00
CON TX	271.95
PRFEE	1.00
WDEED	16.00
TOTAL	288.95
CHECK	288.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9656

0397224
IDENTIF. & REFERENCE

98 FEB -4 P1:12:36
REGISTER
DAVIDSON COUNTY, TN.

No.1250214