188

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **May, 1998** between NON-DENOMINATIONAL CHURCH OF GOD IN CHRIST, A TN NOT-FOR-PROFIT CORPORATION, GRANTOR, and HOUSE OF GOD-7TH DAY, A TN NOT-FOR-PROFIT CORPORATION, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, NON-DENOMINATIONAL CHURCH OF GOD IN CHRIST, A TN NOT-FOR-PROFIT CORPORATION, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto HOUSE OF GOD-7TH DAY, A TN NOT-FOR-PROFIT CORPORATION, hereinafter referred to as GRANTEE, its successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2408 SEIFRIED STREET, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, its successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Robert D. Taylor
NON-DENOMINATIONAL CHURCH OF GOD IN CHRIST Signature of Seller
President & Pastor

98 MAY -8 PM 1:55

5004 05/08 0101 03CHECK 327.50

0435785

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ROBERT D. TAYLOR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be PASTOR AND PRESIDENT of NON-DENOMINATIONAL CHURCH OF GOD IN CHRIST, the within named bargainor, a _____ corporation, and that he/she as such PASTOR AND PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as PASTOR AND PRESIDENT.

Witness my hand, at office, in MADISON, DAVIDSON County, this **6th** day of **May, 1998.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

HOUSE OF GOD-7TH DAY, A TN NOT-FOR-PROFIT CORPORATION and
2408 Seifried St.
Nashville, TN 37208

Property Address:

2408 SEIFRIED STREET
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

MADISON

Map & Parcel #: MAP 81-6, PARCEL 364

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Minnie Mitchell
Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **May, 1998.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in the 8th, formerly the 13th, Civil District of said County, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for said County, described as follows:

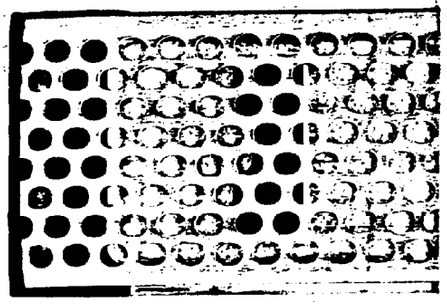
Beginning on the northerly margin of Seifried Street at a point 150 feet east of the easterly margin of 25th Avenue, North, said point being the southeast corner of the property conveyed to Elder M. Hope and wife, Mary E. Hope, by deed from Conrad Santi and wife, of record in Book 936, page 802, said Register's Office; thence with said Hope's easterly line, northwardly 150 feet to the southerly margin of an alley; thence with said alley, eastwardly 100 feet; thence southwardly 150 feet to the northerly margin of Seifried Street; thence with said Street, westwardly 100 feet to the beginning.

BEING the same property conveyed to NON-DENOMINATIONAL CHURCH OF GOD IN CHRIST, A TN NOT-FOR-PROFIT CORPORATION, by Deed from ADVISORY BOARD, INCORPORATED,, of record in Book 5716, page 965, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable, if any (MAP 81-6, PARCEL 364).

2. All matters as set forth on the Plan of record in Plat Book 31, page 603, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.



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

RECEIVED OF _____

FOR _____

BOOK 10923 PG 914

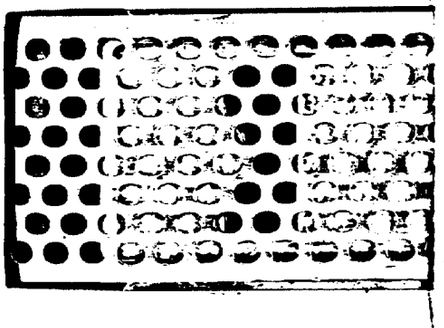
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 12.00
TOTAL 327.50
CHECK 327.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/98 01 13:58 0001 5004



0435785
IDENTIFICATION REFERENCE

98 MAY -8 PM 1:55

DAVIDSON COUNTY TN

No. 1291042