THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
1807 8th Avenue South
Suite 107
Nashville, TN 37203

BOOK 10983 PAGE 722

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
UJIMA HOUSE, INC. **1411 9th Avenue North** **Nashville, TN 37208**	**SAME**	**81-12-408**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,000.00.

Joann McCutcheon
Affiant

Subscribed to and sworn before me this 2nd day of June, 1998.

Eva M. Lemeh
Notary Public

EVA V. LEMEH NOTARY PUBLIC DAVIDSON CO.

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand Dollars ($35,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged RODD NELSON , TRUSTEE (the "Grantor(s)"), has this day bargained and sold, and does hereby transfer and convey unto UJIMA HOUSE, INC., a Tennessee not-for-profit corporation (the "Grantee(s)"), its legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 157 fronts 50 feet on the westerly side of 9th Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rodd Nelson, Trustee, with full power to sell, mortgage, transfer or convey without the joinder of any beneficiary by deed from Dorothy Elliott Armstrong Battle, unmarried of record in Book 9306, page 505, Register's Office for Davidson County, Tennessee.

This is improved real property known as 1411 9th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee(s), its legal representatives, successors and assigns forever. I covenant with the said Grantee(s) that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

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Witness my hand this 3 day of June, 1998.

RODD NELSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODD NELSON, Trustee, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Office this 3rd day of June, 1998.

Carl D. Mills

Notary Public

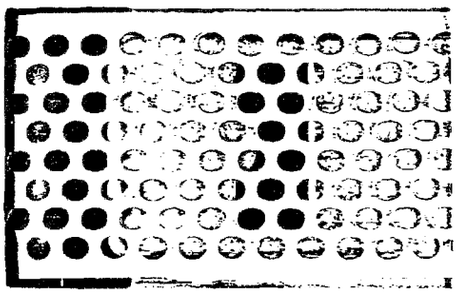
My Commission Expires: 11-24-2001

CARL D. MILLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

6419 06/04 0101 03CHECK 138.50

044480
IDENTIF. & REFERENCE

98 JUN -4 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10963 PG 724

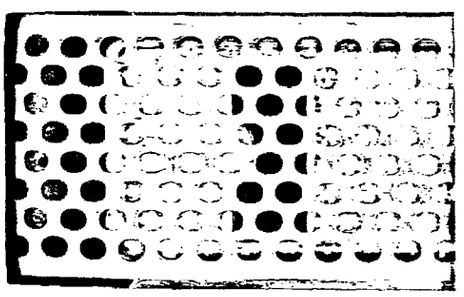
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

06/04/98 01 15:51 0001 6419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044480
IDENTIF. & REFERENCE

98 JUN -4 PM 3:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302323