This instrument prepared by:
SHERRARD & ROE, PLC (JHR)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Instr:200001240007914 Page: 1 OF 5
REC'D FOR REC 01/24/2000 3:32:29PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $534.76

B0462

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Middle Tennessee Council Boy Scouts of America 3414 Hillsboro Pike Nashville, TN 37215	Same	Map 117-11, Parcel 93

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, Daniel Mendoza, Jr. and wife, Jill R. Mendoza (hereinafter referred to as the "Grantors"), do hereby, transfer and convey unto The Middle Tennessee Council of Boy Scouts of America, Inc., a Tennessee non-profit corporation (the "Grantee"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

This is unimproved property known as 3441 Benham Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered, except for those Permitted Exceptions set forth on Exhibit "B". Excepting only the Permitted Exceptions, Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantors have executed and delivered this deed, on the 22nd day of January, 2000.

Daniel Mendoza, Jr.

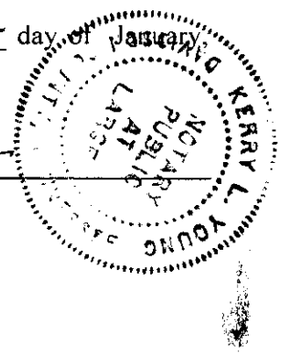
Jill R. Mendoza

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kerry L Young, a Notary Public in and for the County and State aforesaid, personally appeared Daniel Mendoza, Jr. and wife, Jill R. Mendoza, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 22 day of January, 2000.

Kerry L. Young
Notary Public



My Commission Expires:

Nov. 2, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $144,530.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 24 day of January 2000.

Notary Public

My Commission Expires: 2000

EXHIBIT "A"

Land located in Davidson County, Tennessee, being Lot No. 2 on the Plan of a Resubdivision of Lots 195, 220 and 221 on the north part of Noel's Subdivision of Watkins Grove, of record in Plat Book 9700, page 12, Register's Office for Davidson County, Tennessee to which Plan reference is here made for a more complete description thereof.

Being the same property conveyed to Daniel Mendoza, Jr. and wife, Jill R. Mendoza by deed from R. Hilton Wickham and wife, Cynthia C. Wickham, of record in Book 10457, page 674, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for 2000 and subsequent years.

2. Easement to Metropolitan Government of Nashville and Davidson County for sanitary sewer line of record in Book 10360, page 343, RODC.

3. All matters shown on the Plan of record in Plat Book 9700, page 12, RODC.

4. All matters which would be shown by a comprehensive survey.