This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Joseph M. Tichenor
5983 Edmondson Pike
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Chase Manhattan Mortgage Corporation
10151 Deerwood Park Boulevard
Jacksonville, Florida 90026

MAP 172-00-0-A
GROUP
PARCEL 2.00 CO

Davidson County DEEDWARR
Recvd: 01/08/01 09:44 4pgs
Fees:19.00 Taxes:555.00
20010108-0002090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **International Church of the Foursquare Gospel** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Joseph M. Tichenor and wife, Joan J. Tichenor**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land situated and lying in Davidson County, Tennessee, the same being Lot No. 1 on the plan of the Resubdivisoin of Lots 2 and 35, Banbury Crossing, Third Revision of Section One, a Planned Unit Development, as of record in Book 9700, page 742, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a part of the same property conveyed to International Church of the Foursquare Gospel by deed from Trustees of the International Church of the Foursquare Gospel dated January 25, 1990, of record in Book 8032, page 710, Register's Office for Davidson County, Tennessee.

This is improved property known as 6204 Banbury Station, Brentwood, Tennessee 37027.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations that may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999 and 2000, a lien now due and payable. Map 172-00-0-A, Parcel 1.00 CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 11482, page 141, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants. The mortgage policy to be issued in connection with this Commitment shall provide that said restrictive covenants have not been violated, and that violation will not result in reversion or forfeiture of title.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 9700, page 742, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. The mortgage policy to be issued in connection with this Commitment shall provide that the said minimum building setback line has not been violated, and that violation will not result in reversion or forfeiture of title. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; andGRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th day of December, 2000.

International Church of the Foursquare Gospel

By: Paul C. Risser

By: Herbert E. Schneidau

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Paul C. Risser** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the President of **International Church of the Foursquare Gospel**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this the 15th day of December, 2000.

K. D. EBY
Commission # 1226561
Notary Public - California
Los Angeles County
My Comm. Expires Jun 27, 2003

NOTARY PUBLIC K. D. Eby

My Commission Expires: June 27, 2003

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Herbert E. Schneidau**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Corporate Secretary of **International Church of the Foursquare Gospel**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this the 15th day of December, 2000.

K. D. EBY
Commission # 1226561
Notary Public - California
Los Angeles County
My Comm. Expires Jun 27, 2003

NOTARY PUBLIC K. D. Eby

My Commission Expires: June 27, 2003

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this the 21st day of December, 2000.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

