Warranty Deed

PICK-UP

Davidson County DEEDWARR
Recvd: 12/26/01 08:11 4pgs
Fees:23.00 Taxes:321.90

20011226-0141466

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Alberta B. McClellan

Subscribed and sworn to before me, this 19th day of December, 2001.

Notary Public

My Commission Expires: 7/26/03

THIS INSTRUMENT WAS PREPARED BY:

Carolyn F. Piphus, Atty., **Smith, Hirsch, Blackshear & Harris, PLC.**, One Vantage Way, Suite B-105, Nashville, Tennessee 37228

Name & Address of new owner(s):	MAIL TAX BILLS TO:	Map/Parcel Numbers
Fifteenth Avenue Baptist Community Development Corp. 930 Scovel Street Nashville, Tennessee 37208	Fifteenth Avenue Baptist Community Development Corp. 930 Scovel Street Nashville, Tennessee 37208	(See Below)

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Fifteenth Avenue Baptist Church, by and through James Armstrong, Trustee, hereinafter called GRANTOR, have bargained and sold, and by these presents do hereby transfer and convey unto the Fifteenth Avenue Baptist Community Development Corporation, a Tennessee Corporation, hereinafter called GRANTEE, their successors and assigns, certain tracts or parcels of land, together with all tenements, hereditaments and appurtenance thereto located in Davidson, County State of Tennessee, described as follows to wit:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns forever; and does covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of December, 2001.

Fifteenth Avenue Baptist Church

BY: James Armstrong

TITLE: Chairman Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Armstrong with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Trustee of Fifteenth Avenue Baptist Church the within named bargainor, and that he as such Trustee and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Fifteenth Avenue Baptist Church by himself as Trustee.

Witness my hand and official seal at office in Nashville, Tennessee, this 19th day of December, 2001.

Notary Public

My Commission Expires: 7/26/03

LEGAL DESCRIPTIONS - EXHIBIT "A"

Tract 1 MAP-PAR: 81-16-247

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of McGavock's Addition, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the northerly side of Scovel Street and runs back between parallel lines 150 feet to an alley.

Property Address: 1036 Scovel Street, Nashville, Tennessee.

Tract 2 MAP-PAR: 81-16-246

Land in Davidson County, Tennessee, being the westerly half of Lot No. 40 in McGavock, Wetmore and Others First addition to Nashville, called the Town of McGavock, a plan of which is of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said westerly half of Lot No. 40 fronts 25 feet on the northerly side of Scovel Street and runs back between parallel lines 151 feet, more or less to an alley.

Property Address: 1034 Scovel Street, Nashville, Tennessee

Tract 3 MAP-PAR: 81-16-300

Land in Davidson County, Tennessee, being Lot No. 24 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 Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the southerly side of Scovel Street and runs back between parallel lines 157 feet, more or less, to the northerly margin of Madison Street.

Property Address: 1031 Scovel Street, Nashville, Tennessee

Tract 4 MAP-PAR: 81-16-297, 298 & 299

Land in Davidson County, Tennessee, being Lots Nos. 22 and 23, on the Plan of McGavock, Wetmore, and Others' Addition to Nashville, called the "Town of McGavock" as of record in Book 21, page 23, Register's Office for said County.

Said Lots Nos. 22 and 23 front together 100 feet on the southerly side of Scovel Street and ran back between parallel lines 150 feet more or less, to the northerly margin of Madison Street.

Property Address: 1023, 1025 and 1027 Scovel Street, Nashville, Tennessee.

TRACT 5 MAP-PAR: 81-16-296

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the south side of Scovel Street and runs back between parallel lines 157 feet to Madison Street.

Property Address: 1021 Scovel Street, Nashville, Tennessee

TRACT 6 MAP-PAR: 81-16-295

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 20 on the Map of McGavock's Addition to the Town of Nashville, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 25 feet on the northerly side of Madison Street and runs back between parallel lines 150 feet to the southerly margin of Scovel Street,

Property Address: 1017 Scovel Street, Nashville, Tennessee.

TRACT 7 MAP-PAR: 81-16-294

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 20 on the Map of McGavock's Addition to the Town of Nashville, as of record in Book 21, page 23, Register's Office for said County.

Said part of Lot No. 20 fronts 25 feet on the northerly side of Madison Street, and runs back between parallel lines, 150 feet to the southerly margin of Scovel Street.

Property Address: 1015 Scovel Street, Nashville, Tennessee.

Being the same property conveyed to Fifteenth Avenue Baptist Church by deed from Church of God Sanctified, Inc. of record as instrument No. 20010905-0095895, said Register's Office.