STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 560,000.00.

PICK-UP

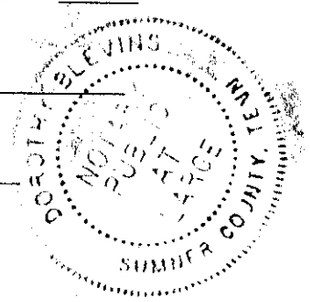
Robert L. Stout
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____

DAY OF October, 2002.

Dorothy Blevins
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 2004
(AFFIX SEAL)



Davidson County DEEDWARR
Recvd: 12/18/02 14:27 5pgs
Fees:28.00 Taxes:2072.00

20021218-0156259

THIS INSTRUMENT WAS PREPARED BY

R. Patrick Parker Suite 1R, 631 Second Avenue South, Nashville, Tennessee 37210

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
South Central Urban Ministries, Inc. a Tennessee not for profit corporation 715 Youngs Lane Nashville, Tennessee 37207	Same	059-00-0-135.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **P.H.P. MINISTRIES, INC., TRUSTEE,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SOUTH CENTRAL URBAN MINISTRIES, INC., a Tennessee not for profit corporation,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SEE EXHIBIT A

Being part of the same property conveyed to P.H.P. Ministries, Inc. as Trustee by Substitute Trustee Deed from R. Patrick Parker as substitute trustee of record in Book 11444, Page 811, Register's Office for Davidson County, TN.

The description of the subject land is described according to composite tax maps, warranty deeds, and subdivision plats. All references to deed books and plat books in the description are of record as indicated in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever; and we so covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out: and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said GRANTEE, its heirs 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 18 day of December, 2002.

P.H.P. MINISTRIES, INC., TRUSTEE

By: Robert L. Stout
Robert L. Stout

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert L. Stout, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of P.H.P. Ministries, Inc. and is authorized to execute this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2002.

Dorothy Blevins
Notary Public

My commission expires May 12, 2004

Exhibit A

99-149/6330

PARK PRESERVE
P.H.P. MINISTRIES, INC. PROPERTY
H.U.D. MULTI-FAMILY (~~78.152~~ 78.15a ACRE TRACT)

A certain tract or parcel of land lying and being in the 2nd Councilmanic District of Metropolitan Davidson County, Tennessee. Bounded on the north by P.H.P. Ministries, Inc. property of record in Instrument No. 20011213-0137615, Register's Office for Davidson County(R.O.D.C.), Tennessee; bounded on the east by "Section Two, First Addition, Trinity Hills Village" of record in Book 4460, page 45, R.O.W.C., Tennessee and "Hickory Heights" plat not of record; bounded on the south by "Haynies Cleveland Plan" of record in Book 161, page 35, R.O.D.C., Tennessee; bounded on the west by South Central Urban Ministries, Inc. of record in Instrument No. 20021029-0132285, R.O.D.C., Tennessee, Abundant Life Living Word Church property, of record in Instrument No. 20001127-115809, R.O.D.C., Tennessee, Jesse Stanton property of record in Book 5653, page 502, R.O.D.C., Tennessee, Haynes Garden Apartments, Inc. property of record in Book 4425, page 347, R.O.D.C., Tennessee, "Highland Trace Subdivision, Section Two" of record in Book 5200, page 616, R.O.D.C., Tennessee, and "Highland Trace Subdivision, Section One" of record in Book 5200, page 580, R.O.D.C., Tennessee and being more particularly described as follows;

Beginning at an iron rod (old) at the northeast corner of Lot No. 105 on said "Highland Trace Subdivision, Section One" in the south right of way of Revels Drive; thence,

With said south right of way along a curve to the right having a radius of 570.00 feet, a central angle of 30 degrees 41 minutes 48 seconds, an arc length of 305.38 feet, and a chord bearing and distance of South 87 degrees 07 minutes 57 seconds East, 301.74 feet to an iron rod (old) at the easterly terminus of said Revels Drive; thence,

Leaving said south right of way, with a line severing said P.H.P. Ministries, Inc. property for the following 12 calls:

1. South 71 degrees 45 minutes 44 seconds East, 134.33 feet to an iron rod (new);

2. Along a curve to the left having a radius of 1030.00 feet, a central angle of 06 degrees 54 minutes 16 seconds, an arc length of 124.12 feet, and a chord bearing and distance of South 75 degrees 12 minutes 52 seconds East, 124.05 feet to an iron rod (new);

3. South 78 degrees 40 minutes 00 seconds East, 68.27 feet to an iron rod (new);

4. Along a curve to the right having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 31.42 feet, and a chord bearing and distance of South 33 degrees 40 minutes 00 seconds East, 28.28 feet to an iron rod (new);

5. South 83 degrees 25 minutes 49 seconds East, 60.21 feet to an iron rod (new);
6. Northerly along a curve to the right having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 31.42 feet, and a chord bearing and distance of North 56 degrees 20 minutes 00 seconds East, 28.28 feet to an iron rod (new);

7. South 78 degrees 40 minutes 00 seconds East, 416.77 feet to an iron rod (new);

8. Along a curve to the right having a radius of 3909.39 feet, a central angle of 01 degrees 42 minutes 58 seconds, an arc length of 117.09 feet, and a chord bearing and distance of South 77 degrees 48 minutes 31 seconds East, 117.08 feet to an iron rod (new);

9. South 13 degrees 31 minutes 58 seconds West, 110.00 feet to an iron rod (new);

10. Easterly along a curve to the right having a radius of 1865.00 feet, a central angle of 02 degrees 57 minutes 02 seconds, an arc length of 96.04 feet, and a chord bearing and distance of South 74 degrees 45

minutes 52 seconds East, 96.03 feet to an iron rod (new);

11. South 05 degrees 28 minutes 30 seconds West, 639.00 feet to an iron rod (new);

12. South 81 degrees 21 minutes 30 seconds East, 326.84 feet to a concrete monument (old) in the west line of said "Section Two, First Addition, Trinity Hills Village"; thence,

With the line of said "Section Two, First Addition, Trinity Hills Village" for the next 19 calls:

1. South 30 degrees 58 minutes 38 seconds West, 205.27 feet to a concrete monument (old);

2. South 09 degrees 12 minutes 09 seconds East, 130.25 feet to a concrete monument (old);

3. South 55 degrees 44 minutes 22 seconds East, 125.96 feet to a concrete monument (old);

4. South 88 degrees 02 minutes 11 seconds East, 159.19 feet to a concrete monument (old);

5. South 06 degrees 25 minutes 14 seconds East, 74.38 feet to a concrete monument (old);

6. North 80 degrees 42 minutes 37 seconds West, 220.84 feet to a concrete monument (old);

7. South 49 degrees 06 minutes 41 seconds West, 128.83 feet to a concrete monument (old);

8. South 15 degrees 09 minutes 45 seconds West, 122.73 feet to a concrete monument (old);

9. South 17 degrees 35 minutes 14 seconds East, 130.62 feet to a concrete monument (old);

10. South 65 degrees 01 minutes 32 seconds East, 136.20 feet to a concrete monument (old);

11. North 77 degrees 59 minutes 07 seconds East, 93.08 feet to a concrete monument (old);

12. South 81 degrees 41 minutes 57 seconds East, 84.88 feet to a concrete monument (old);

13. South 10 egrees 29 minutes 44 seconds West, 80.42 feet to a concrete monument (old)

14. North 79 degrees 54 minutes 15 seconds West, 77.84 feet to a concrete monument (old);

15. South 77 degrees 42 minutes 15 seconds West, 125.06 feet to a concrete monument (old);

16. South 36 degrees 59 minutes 56 seconds West, 124.97 feet to an iron rod (old);

17. South 03 degrees 37 minutes 23 seconds East, 125.10 feet to an iron rod (new);

18. South 44 degrees 18 minutes 09 seconds East, 125.10 feet to an iron rod (new);

19. South 04 degrees 17 minutes 32 seconds West, 82.10 feet to a concrete monument (old) in the north line of said "Hickory Heights"; thence,

With said "Hickory Heights" for the next 2 calls:

1. North 66 degrees 48 minutes 12 seconds West, 411.03 feet to a car axle (old);

2. South 07 degrees 49 minutes 53 seconds West, 535.15 feet to an iron rod (old) in the north line of said "Haynies Cleveland Plan"; thence,

With the north line of said "Haynies Cleveland Plan," South 86 degrees 37 minutes 05 seconds West, 708.38 feet to

an iron rod (new) in the east line of said South Central Urban Ministries, Inc. property; thence,

With the line of said South Central Urban Ministries, Inc. property for the next 6 calls:

1. North 34 degrees 13 minutes 04 seconds West, 1.79 feet to an iron rod (new);

2. Along a curve to the right having a radius of 780.00 feet, a central angle of 31 degrees 15 minutes 55 seconds, an arc length of 425.63 feet, and a chord bearing and distance of North 18 degrees 35 minutes 07 seconds West, 420.37 feet to an iron rod (new);

3. North 02 degrees 57 minutes 09 seconds West, 196.26 feet to an iron rod (new);

4. South 87 degrees 02 minutes 51 seconds West, 167.78 feet to an iron rod (new);

5. Along a curve to the left having a radius of 425.00 feet, a central angle of 26 degrees 45 minutes 27 seconds, an arc length of 198.48 feet, and a chord bearing and distance of South 73 degrees 40 minutes 07 seconds West, 196.68 feet to an iron rod (new);

6. South 60 degrees 17 minutes 24 seconds West, 36.08 feet to an iron rod (old) being the most easterly corner of said Abundant Life Living Word Church property; thence,

With the northeasterly line of said Abundant Life Living Word Church property, North 32 degrees 27 minutes 47 seconds West, 99.96 feet to an iron rod (old) being the most easterly corner of said Jesse Stanton property; thence,

With the northeasterly line of said Jesse Stanton property, North 32 degrees 27 minutes 47 seconds West, 106.20 feet to an iron rod (new) in the south line of said Haynes Garden Apartments, Inc. property; thence,

With the line of said Haynes Garden Apartments, Inc. property for the next 2 calls:

1. North 60 degrees 23 minutes 23 seconds East, 361.30 feet to an iron pipe (old);

2. North 02 degrees 57 minutes 09 seconds West, 888.92 feet to an iron rod (old) in the south line of said "Highland Trace Subdivision, Section Two"; thence,

With the line of said "Highland Trace Subdivision, Section Two" for the next 4 calls:

1. North 87 degrees 15 minutes 02 seconds East, 70.00 feet to an iron rod (new);

2. Northerly along a curve to the right having a radius of 962.97 feet, a central angle of 15 degrees 02 minutes 49 seconds, an arc length of 252.89 feet, and a chord bearing and distance of North 04 degrees 46 minutes 27 seconds East, 252.17 feet to an iron rod (new);

3. North 77 degrees 42 minutes 09 seconds West, 179.37 feet to an iron rod (new);

4. North 47 degrees 42 minutes 01 seconds West, 64.82 feet to an iron rod (new); thence,

With the line of said "Highland Trace Subdivision, Section Two" in part and the line of said "Highland Trace Subdivision, Section One," North 17 degrees 06 minutes 32 seconds East, 520.53 feet to an iron rod (old); thence,

With the line of said "Highland Trace Subdivision, Section One," North 12 degrees 26 minutes 57 seconds West, 151.28 feet to the Point of Beginning and containing 78.152 acres, more or less.

Being part of the same property conveyed to Capitol Properties by deed of record in Book 6049, Page 118, Register's Office, being part of the same property conveyed to Capitol Properties by deed of record in Book 6056, Page 582 Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to PHP Ministries, Inc. by substitute trustee deed of record in Book 11444, Page 811 Register's Office for Davidson County, Tennessee.