Return to:

HIX & GRAY PLC
1620 AMSOUTH CENTER
315 DEADRICK STREET
NASHVILLE, TN 37238

Davidson County DEEDWARR
Recvd: 09/18/03 15:27 3pgs
Fees:18.00 Taxes:1480.00
20030918-0138500

580

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
The Power House Christian Center, Inc.	New Owner	Map 82-16
5543 Edmondson Pike, Ste. 219		Parcel 103 & 104
Nashville, TN 37211-5808		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **March Egerton, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **The Power House Christian Center, Inc., a Tennessee non-profit Corporation** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Construction Access Easement of record in Book 11412, page 937, said Register's Office.

This is improved property commonly known as 819 and 901 Russell Street, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 17th day of September, 2003.

Notary Public

My Commission Expires: 3-31-07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of September, 2003.

March Egerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared March Egerton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of September, 2003.

Notary Public

My Commission Expires: 3-31-07



EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being Lot No. 21 and the easterly one-half of Lot No. 19 on the Map of the Kinnaird and Bransford Subdivision, as of record in Book 57, page 156, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 21 and the easterly one-half of Lot No. 19 adjoin and front together 75 feet on the northerly side of Russell Street and run back between parallel lines, with the westerly margin of 9th Street, 170 feet to an alley.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 43 and the West 28 feet of Lot 44 on the Plan of Barrow's Addition to Edgefield as of record in Book 1, page 13, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 78 feet on the north side of Russell Street and runs back between parallel lines along the east margin of South 9th street 170 feet to an alley.

Being the same property conveyed to MARCH EGERTON, A SINGLE PERSON, by deed of record as Instrument No. 20010518-0051692, said Register's Office.