Davidson County DEEDWARR
Recvd: 12/22/03 15:36 4pgs
Fees:23.00 Taxes:370.00
20031222-0181971

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mount Zion Baptist Church 7594 Old Hickory Boulevard Whites Creek, TN	041-00-0-101.00	New Owner

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **David M. Shearon (a ½ interest) and Adco Enterprises, Inc., a Tennessee corporation (a ½ interest)** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **Mount Zion Baptist Church** (the "Grantee"), its assigns and successors with full power to convey or mortgage without the joinder of any beneficiary, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 7574 Old Hickory Boulevard, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 17th day of December, 2003.

GRANTOR:

David M. Shearon, individually

[Signatures continue on the following page]

ADCO Enterprises, Inc., a Tennessee corporation

By: _____
Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Davidson County, Tennessee, this the 17th day of December, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kimberley R. Mankin, of the state and county aforesaid, personally appeared Daryl Adler, 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 ADCO Enterprises, Inc, a Tennessee corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, this 17th day of December, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $100,000.00.

_____

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

_____
Notary Public

My Commission Expires: 9-30-2006

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Section Three Caudill Subdivision, of record in Book 7900, page 655, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adco Enterprises, Inc., a one-half undivided interest, by deed from Volunteer Investments, Inc., of record as Instrument No. 20020710-0083009, and David M. Shearon, a one half undivided interest, by deed from Karen Lynn Pittenger, of record as Instrument No. 200308200120645, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2003, a lien, now due and payable but not yet past due.

2313131.2