This instrument was prepared by:

Carolyn Piphus, Esq.
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One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

CAROLYN PIPHUS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $82,000.00.

Alberta B. McClellan
Affiant

Subscribed and Sworn to before me, this 14th day of January, 2005.

Notary Public

My Commission Expires: 07/21/2007

MAP-PARCEL# 81-16-291 & 81-16-293

The Name and Address of the new owners are:

The Fifteenth Avenue Baptist Community Development Corporation
930 Scovel Street
Nashville, Tennessee 37208

MAIL TAX BILLS TO:

SAME

Davidson County DEEDWARR
Recvd: 01/18/05 15:30 2 pgs
Fees:13.00 Taxes:303.40

20050118-0006292

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and HENRY L. DAVIS hereinafter referred to as GRANTOR, and THE FIFTEENTH AVENUE BAPTIST COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), Cash in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the GRANTEE, its successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and more particularly described as follows:

TRACT 1

Land in Davidson County, Tennessee, being the northerly part of Lot No. 18, in the town of McGavock, a plan of which is of record in Book 21, page 23, said Register's Office.

Said northerly part of Lot No. 18 fronts 50 feet on the southerly side of Scovel Street and runs back between lines 83.4 feet on the easterly line and 79.5 feet on the westerly line, to a dead line, measuring 50 feet, more or less, on said line.

Being the same property conveyed to Henry L. Davis by deed of record in Book 7649, page 615, Decree for Redemption of record in Book 11317, page 926 and by quitclaim deed from Magnolia Davis of record as instrument No. 20050118-0006291 said Register's Office.

This is improved property known as 1011 Scovel Street, Nashville, TN 37208.

This conveyance is subject to the following:

A Code violation of record in Book 11747, page 508 and Instrument No. 20030304-0028284, Register's Office for said County.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of McGavock's Town of North Nashville, as of record in Book 21, page 23, said Register's Office.

Said Lot No. 19 fronts 50 feet on the south side of Scovel Street, and runs back between parallel lines, 151 feet more or less to an alley, which is described on said plan as Madison Street

Being the same property conveyed to Henry L. Davis by deed of record in Book 7962, page 559, Decree for Redemption of record in Book 11317, page 938 and by quitclaim deed from Magnolia Davis of record as instrument No. 20050118 - 0006291 said Register's Office.

This is improved property known as 1013 Scovel Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said interest in the tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do 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 representatives, to warrant and forever defend the title to said land to the said GRANTEE, its 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 at office in Nashville, TN this 14th day of January, 2005.

Henry L. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Henry L. Davis,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing document for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of January, 2005.

Notary Public

My Commission Expires: 07/21/2007

CAROLYN PIPHUS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007