28A

GENERAL WARRANTY DEED

FROM:	James B. Johnson, Ben Maxwell, and Marshall Tabb, as Trustees of Lake Providence Missionary Baptist Church, Grantors	This instrument was prepared by: Nicholas G. Barca Stites & Harbison PLLC 424 Church Street, Suite 1800 Nashville, Tennessee 37219
TO:	Victor Hope Capital, LLC, Grantee	

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Victor Hope Capital, LLC 4512 Nolensville Road Nashville, Tennessee 37211	SAME	147-7-219

Davidson County DEEDWARR
Recvd: 12/22/06 14:21 5 pgs
Fees:28.00 Taxes:4911.89
20061222-0158541

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is One Million Three Hundred Twenty Seven Thousand Five Hundred Thirty Eight and 82/100 Dollars ($1,327,538.82).

R. Nicholas Maxwell
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of December, 2006.

BRANDY K. PIAT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-22-10

My Commission Expires ~~NOV. 25, 2006~~ NOV. 22, 2010

FOR AND IN CONSIDERATION OF the sum of One Million Three Hundred Twenty Seven Thousand Five Hundred Thirty Eight and 82/100 Dollars ($1,327,538.82), the receipt and sufficiency of which are hereby acknowledged, James B. Johnson, Ben Maxwell, and Marshall Tabb, as Trustees of Lake Providence Missionary Baptist Church ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Victor Hope Capital, LLC ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 4512 Nolensville Road, Nashville, Tennessee 37211.

Grantors and Grantee understand and agree that Grantee is purchasing all improvements located on the Property "AS IS," WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTY OF MERCHANTABILITY AND THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR USE OR PURPOSE.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors their successors and assigns, to warrant and forever defend the title to the Property to Grantee its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES ON FOLLOWING PAGE]

Witness our hands this 22nd day of December, 2006.

James B. Johnson
Trustee, Lake Providence Missionary Baptist Church

Ben Maxwell
Trustee, Lake Providence Missionary Baptist Church

Marshall Tabb
Trustee, Lake Providence Missionary Baptist Church

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Christi L. Dyer, a Notary Public of said County and State, personally appeared James B. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trustee of the Lake Providence Missionary Baptist Church, executed the foregoing instrument for the purposes therein contained, by signing his/her name as Trustee.

Witness my hand and seal, this 22nd day of December, 2006.

Christi L. Dyer
Notary Public

My Commission Expires: 11/22/2008

CHRISTI L. DYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Christi L. Dyer, a Notary Public of said County and State, personally appeared Ben Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trustee of the Lake Providence Missionary Baptist Church, executed the foregoing instrument for the purposes therein contained, by signing his/her name as Trustee.

Witness my hand and seal, this 22nd day of December, 2006.

Christi L. Dyer
Notary Public

My Commission Expires: 11/22/2008

CHRISTI L. DYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Christi L. Dyer, a Notary Public of said County and State, personally appeared Marshall Tabb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trustee of the Lake Providence Missionary Baptist Church, executed the foregoing instrument for the purposes therein contained, by signing his/her name as Trustee.

Witness my hand and seal, this 22nd day of December, 2006.

Christi L. Dyer
Notary Public

My Commission Expires: 11/22/2008

CHRISTI L. DYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

EXHIBIT A

Property Description

Being a certain parcel of land located in the 30th Councilmanic District of Nashville-Davidson County, Tennessee; and being further described as follows:

Beginning at an old railroad spike situated in the northerly margin of Nolensville Pike; said spike also being the southeast corner of the Lake Providence Missionary Baptist Church property as recorded in Book 5727, Page 19 RODC,Tn;

Thence, leaving the margin of Nolensville Pike and along the easterly boundary line of the Lake Providence Missionary Baptist Church property, N 68°24'54" E 103.52' to an old railroad spike;

Thence, N 63°32'31" E – 109.71' to an old railroad spike;

Thence, N 89°46'17" E – 270.26' to an iron rod; said iron rod being located in the southerly boundary line of the Johnny & Lois Wedderburn property as recorded by Inst #200511160138646, RODC,Tn; said iron road also being the northeast corner of the Henry Chester Maxwell, etal property as recorded by Inst #200110100110441 RODC,Tn;

Thence, leaving the said Wedderburn property and along the easterly boundary line of Maxwell S 04°38'52' E – 138.78' to an iron rod;

Thence, S 62°16'30" W – 91.02' to a point; said point being located in the northerly boundary line of the Wayne Oldham's Nolensville Pike Development as recorded in Book 5210 Page 351 RODC,Tn;

Thence, leaving the said Maxwell property and along the boundary line of a parcel of land conveyed to Wayne Oldham's Nolensville Pike Development by the Lake Providence Missionary Baptist Church property as recorded as Instrument No. _____, RODC,Tn. N 59°24'42" W – 29.84' to a point;

Thence, S 48°11'23" W – 28.19' to a point;

Thence, S 47°02"28" W – 37.40' to a point;

Thence, S 35°32'26" W – 13.33' to a point;

Thence, S 60°12'56" W – 66.87' to a point;

Thence, S 62°23'04" W – 61.17' to an old iron rod; said iron rod being situated in the aforesaid northerly margin of Nolensville Pike;

Thence, along the said margin of Nolensville Pike and with a curve to the right having a radius of 1280.62' and arc length of (Chord=N46°00'09" W – 279.34') 279.17' to the Point of Beginning.

Containing 1.94 Acres (84,500 square feet).

Being the same property conveyed to Lake Providence Missionary Baptist Church by Fannie L. Hall as evidenced in Book 9603 Page 74 RODC, Tn.

EXHIBIT B

Encumbrances

1. The lien for 2007 taxes and subsequent years.

2. All matters shown on survey entitled "Lake Providence Missionary Baptist Church Property" dated November 11, 2006, prepared by C. Michael Moran, TN RLS No. 970.

3. Easement granted to the State of Tennessee Department of Highways of record in Book 4101, page 34.

4. Applicable zoning ordinances and regulations, public utility easements, railroad rights-of-way, rights-of-way for public roads, building restrictions and setback lines.