This instrument prepared by: Stewart, Black, Ayers & Mathieson, Attorneys
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5383 PAGE 261

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTIAN SCHOOLS INCORPORATED (NAME)	Same (NAME)	51-6-45
619 Due West Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------ONE AND 00/100----------

----------($1.00)----------*DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, which is tender consideration, and other primary considerations which is the contribution of this property in fee simple, including the land and improvements thereon, to the Grantee charitable institution, which is created for the express purposes of educating children and promoting Christian principles all of which the Grantors by this contribution support, contribute and donate this property to the Grantee, however, subject to the encumbrances herein created. This conveyance is a gift to the Grantee herein;

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,218,000.00
W F Rudd
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Jan 1979
Ed Barnes
Deputy Register

THOMAS E. STEWART, TRUSTEE, with full power to mortgage, sell, transfer, encumber and convey, without joinder of beneficiary, hereinafter referred to as Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said CHRISTIAN SCHOOLS INCORPORATED, hereinafter referred to as Grantee, its successors, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 11th Civil District of Davidson County, Tennessee, described by survey dated July 7, 1967, made by Barge, Waggoner & Sumner, Inc., and being more particularly described as follows: Beginning at a concrete monument in the southerly right of way line of Due West Avenue, which concrete monument is 50.02 feet west of the centerline of Briarville Road, and 30 feet south of the centerline of Due West Avenue; thence southeastwardly around a curve, having a radius of 25 feet, 39.28 feet to a concrete monument in the westerly margin of Briarville Road; thence with the westerly right of way line of Briarville Road, South 4° 59' West 255.91 feet to a concrete monument in the westerly right of way of Briarville Road; thence North 85° 37' West with a row of trees, 541.39 feet to a point in the easterly right of way line of Lentz Drive; thence northwestwardly with a curve having a radius of 150 feet, 61.30 feet to a point in the easterly right of way line of Lentz Drive; thence North 21° 03' West 76.28 feet to a point in the easterly right of way line of Lentz Drive; thence northwardly with a curve having a radius of 100 feet, 45.38 feet to a point in the easterly right of way line of Lentz Drive; thence North 4° 57' East 89.14 feet to a point in the easterly margin of Lentz Drive, the beginning of a curve; thence northeastwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the southerly right of way line of Due West Avenue; thence South 85° 03' East 549.98 feet with the southerly right of way line of Due West Avenue to the point of beginning, and containing 3.8 acres, more or less.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 1,218,000.00
Subscribed and sworn to before me, this the 29th day of December 19 78
Affiant
My commission expires: (Affix Seal)
Notary Public

Being the same property conveyed to Thomas E. Stewart, Trustee for the use and benefit of The Medical Center of Madison, A Partnership, by deed from Maddux Realty & Development Company, et al, of record in Book 4933, page 465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Deed of Trust of record in Book 4661, page 766 and 782, said Register's Office; and to the second mortgage Deed of Trust of record in Book _____, page_____, said Register's Office, with Third National Bank; and to the Plan of record in Book 3842, page 6, said Register's Office. Taxes for the year 1978 are in escrow and said escrow has been transferred to Grantee herein. This conveyance is subject to Assignment of Rents of record in Book 4661, page 774, said Register's Office and Financing Statement of record in Book 4661, page 780, R.O.D.C.T.

The Grantee acknowledges that The Medical-Dental Plaza on the rear lot adjoining this property have the right to erect signs on the northwest corner of this property at the intersection of Due West Avenue and Lentz Drive; however, the signs, if and when erected, are to be approved by the Grantee, its successors, heirs and assigns, in writing. This privilege extends for a period of twenty five (25) years.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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 successors, *heirs and assigns, forever.*

And I *do covenant with the said* Grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 29th *day of* December, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas E. Stewart, Trustee

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* THOMAS E. STEWART, TRUSTEE

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 29th *day of* December, *19* 78.

Carolyn F. Mahoney *Notary Public.*

Commission Expires 3/15/81.

CAROLYN F. MAHONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

Notary Public.

Commission Expires.....

FILED FOR IDENTIFICATION REFERENCE
JAN 9 2 43 PM '79
FELIX Z. HARRISON REGISTER
DAVIDSON COUNTY, TENN.

F.0870.1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19 .....

JAN-9 CONV
JAN-9 S'TAX
JAN-9 PR'FEE
JAN-9 W'DEED

* 1,218,000.00
B* 3,166.80
B* .50
B* 6.00
* 3,173.30

Notary Public

Commission Expires.....