This Instrument Prepared By:
Bartholomew, Cleary, Stokes & Mudter, P.A.
First American Center
Nashville, Tennessee 37238

Send Tax Statements To New Owner:

EXEMPT

BOOK 5572 PAGE 249

Field Book No.	Map & Parcel
10W-7830	104-4-36
10W-7815	104-4-35
10W-7235	104-4-39
10W-03315	104-4-38

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, including, the issuance by The Health and Educational Facilities Board of The Metropolitan Government of Nashville and Davidson County, Tennessee (the "Grantee"), of its Health and Educational Facilities Revenue Note, Series A (University School of Nashville Project) in the principal amount of $864,201.77, and the agreement by the Grantee to use the proceeds of the sale thereof to finance the acquisition by the Grantee of that certain existing educational facility known as "University School of Nashville" located in Davidson County, Tennessee, all as more fully described in that certain Agreement of Sale, dated as of March 1, 1980, by and between the Grantee and the Grantor, receipt of all of which is hereby acknowledged, the Grantor has this day bargained and sold and does hereby transfer and convey unto the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, and being more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein as if copied in full.

To have and to hold the said real property, with the appurtenances, estate, title and interest thereunto belonging to the said Grantee, its successors and assigns, forever.

The Grantor covenants with the said Grantee, that it is lawfully seized and possessed of said real estate, in fee simple, has a good right to convey it and that it is unencumbered except for those matters, if any, set forth on such Exhibit "A".

The Grantor further covenants and binds its successors, assigns, and representatives, to warrant and forever defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, except for those matters, if any, set forth on Exhibit "A".

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officers, this 29th day of February, 1980.

GRANTOR:

PDS PATRONS, INC.

By: Jayne Ann Woods
President

ATTEST: William J. Stothard
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The recording of this instrument is exempt from the provisions of Chapter 67, Section 67-4102, Item S, Tennessee Code Annotated, as amended, by reason of Subsection (e) thereof. Subscribed and sworn to before me, this the 29th day of February, 1980.

CHAIRMAN

THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

Walter M Robinson Jr
Affiant

Linda M Mannigham
Notary Public

My Commission Expires:
May 2, 1981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jayne Ann Woods and William Stockard with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary of PDS Patrons, Inc., the within named bargainor, a not for profit corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Jayne Ann Woods and William Stockard respectively.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of February, 1980.

Linda M. Mannyngham
Notary Public

My Commission Expires:

May 2, 1981

A tract of land in Nashville, Davidson County, Tennessee, being lots numbers 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 48, 49, 50, 51, 52, 53, 54, 55 and 56, on the plan of C. A. R. Thompson Subdivision, of record in Book 161, page 83, said Register's Office, and being more particularly described accordIng to a survey by John B. Kohl, dated September 28, 1976, as follows:

Beginning at a point in the northerly margin of Edgehill Avenue, said point being the intersection of the northerly margin of Edgehill Avenue and the westerly margin of 19th Avenue South; thence with the northerly margin of Edgehill Avenue, North 86° 45' West 560.04 feet to a point; thence around a curve to the right, said curve having a radius of 27.5 feet, a distance of 11.84 feet to a point; thence North 25° 20' West 12.54 feet to a point; thence, North 3° 15' East 48.73 feet to a point; thence South 86° 45' East 9.5 feet to a point; thence North 3° 15' East 27 feet to a point; thence North 86° 45' West 9.5 feet to a point; thence around a curve to the left, said curve having a radius of 42 feet, a distance of 22.71 feet to a point in the easterly margin of 21st Avenue South; thence with the easterly margin of 21st Avenue South, North 3° 15' East 412.69 feet to an iron pin; thence leaving said margin, South 86° 42' 30" East 599.18 feet with a stone wall and fence line to an iron pin in the westerly margin of 19th Avenue South; thence with said margin, South 5° 0' 45" West 525 feet to the point of beginning, and containing 7.102 acres, more or less.

Being the same property conveyed to PDS Patrons, Inc., operating under the name of The University School of Nashville, by deed from George Peabody College for Teachers, a Tennessee Corporation, as of record in Book 5074, page 382, Register's Office for Davidson County, Tennessee.

Title to the land hereinabove described is vested in PDS Patrons, Inc., operating under the name of The University School of Nashville, subject to (i) an easement for highway purposes granted to the State of Tennessee, of record in Book 4790, page 95, Register's Office of Davidson County, Tennessee, and (ii) rights of parties in possession including an unrecorded lease to Central Parking Systems, Inc., known to the Grantee and Fidelity Federal Savings & Loan Association, the purchaser of the revenue note referred to in the body hereof.

F 78742

IDENTIFICATION REFERENCE

FEB 29 3 07 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

RUSH

EXHIBIT "A"