THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 6377 PAGE 874

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
The Harpeth Hall School 3801 Hobbs Road Nashville, TN 37215	Same	130-4-16

FOR AND IN CONSIDERATION of the sum of TEN and No/100ths ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Will P. Kirkman, a widower, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto The Harpeth Hall School, a Tennessee not-for-profit corporation, ("Grantee"), its successors and assigns, (but retaining unto Grantor a life estate therein), that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Three Tracts of Land in Davidson County, Tennessee being more particularly described as follows:

TRACT I:

A certain parcel of land fronting 400 feet on the east margin of Tract B, and running back between parallel lines 230 feet to a line being part of tracts A and B, as shown on the Map of Geo. W. Blair's Subdivision of Lot No. 4, in the division of the Henry W. Compton land, as of record in Book No. 421, pages 80 and 81, Register's Office for Davidson County, Tennessee.

Commencing at a point in the east margin of said Tract B, 230 feet south of the center of Hobbs Road, on which both tracts A and B front; running thence with the said east margin of Tract B southerly 400 feet to a point; thence at right angles in a westerly direction 230 feet to a point; thence at right angles northerly and parallel with the east margin of Tract B, 400 feet to a point; thence at right angles easterly 230 feet to the point of beginning.

Being the same property conveyed to Will P. Kirkman and wife, Elizabeth Estes Kirkman by deed from Elizabeth Estes Kirkman and husband, W. P. Kirkman of record in Book 1198, page 670, Register's Office for said County, the said Elizabeth Estes Kirkman having since died.

TRACT II:

Commencing at the northwest corner of a tract of land conveyed on May 6, 1942, to the grantees herein by deed recorded in Book 1198, page 670, of the Register's Office of Davidson County, Tennessee, running thence north 87 degrees 45 minutes West 50 feet to a point; thence South 2 degrees 15 minutes West 400 feet to a point; thence South 87 degrees 45 minutes East 50 feet to a point; thence North 2 degrees 15 minutes East 400 feet to the point of beginning.

Being the same property conveyed to Will P. Kirkman and wife, Elizabeth Estes Kirkman by deed from P. M. Estes and wife, Gray M. Estes of record in Book 1272, page 471, Register's Office for said County, the said Elizabeth Estes Kirkman having since died.

TRACT III:

Beginning at a point in the center line of Estes Road, 630 feet south of the intersection of the center line of Estes Road with the center line of Hobbs Road, being the southeast corner of a tract of land conveyed to the grantees herein by deed recorded in Book 1198, page 670, Register's Office for said County; thence north 87 degrees 45 minutes west 280 feet to a point; thence south 2 degrees 15 minutes west 100 feet to a point; thence south 87 degrees 45 minutes east 280 feet to the center line of Estes Road; thence north 2 degrees 15 minutes east 100 feet to the point of beginning.

Being the same property conveyed to Will P. Kirkman and wife, Elizabeth Estes Kirkman by deed from P. M. Estes, Jr., and wife, Theone Roper Estes of record in Book 1711, page 549, said Register's Office, the said Elizabeth Estes Kirkman having since died.

Said property is unencumbered except as follows:

1. 1984 taxes, a lien, but not yet due and payable.

2. Easements of record in Book 1198, page 670, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever, but retaining unto Grantor a life estate therein. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out. Grantor further covenants and binds himself, his heirs, representatives and successors to warrant and forever defend the title to the said land to Grantee, its successors and assigns against the lawful claims of all persons whomsoever, except claims arising out of matters to which this conveyance is made subject.

The Harpeth Hall School covenants and agrees with Grantor that it will make the following payments, comply with the following covenants, and perform the following services for the remainder of Grantor's life:

(a) Harpeth Hall shall maintain the exterior and structural upkeep and maintenance of the residence presently occupied by Grantor and located on the property.

(b) Harpeth Hall shall provide regular care and maintenance of the grounds with respect to the property.

(c) Harpeth Hall shall pay all property taxes assessed against the property.

(d) Harpeth Hall shall insure the buildings and improvements located on the property against damage by fire or other hazard in such form and amount from time to time as would be carried by

a fee simple owner using the property as his or her principal residence, except that the policy of such insurance shall include an extended coverage endorsement and an endorsement waiving the insurer's subrogation rights as against Grantor. Harpeth Hall shall further obtain a policy of public liability insurance, naming Grantor as an additional named insured and containing Harpeth Hall's customary limits of liability for property damage and injury to persons.

(e) In the event of loss or damage to the structures located on the property by fire or other cause, Harpeth Hall shall promptly repair or rebuild the structures to the extent of the proceeds received from the insurance coverage.

IN WITNESS WHEREOF, the parties have executed this document on this 4 day of SEPTEMBER, 1984.

Will P. Kirkman

THE HARPETH HALL SCHOOL

By: David E Hood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 300,000.

David E Hood
Affiant

Sworn to and subscribed before me, this 4th day of SEPTEMBER, 1984.

Notary Public

My Commission Expires:
1/19/1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6377 PAGE 877

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, WILL P. KIRKMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 4th day of SEPTEMBER, 1984.

Notary Public

My Commission Expires:
1/19/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DAVID E. WOOD, 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 HEADMASTER of THE HARPETH HALL SCHOOL, the within named bargainor, a corporation, and that he as such HEADMASTER executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as HEADMASTER.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 4th day of SEPTEMBER, 1984.

Notary Public

My Commission Expires:
1/19/88

RUSH

148579

IDENTIF. REFERENCE

SEP 10 10 59 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6377 PAGE 878

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

300000.00- CAMT.
780.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 792.50-
9066A09/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4857.9

IDENTIF. REFERENCE

SEP 10 10 59 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0067635