This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Saint Bernard Academy c/o Philip M. Mattingly 800 Chestnut Court Brentwood, Tennessee 37027	SAME	Map: 104-11 Parcel 193 & 194

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Sisters of Mercy of Nashville, Tennessee, Inc., a not-for-profit corporation organized under the laws of the State of Tennessee being one and the same as the Sisters of Mercy described in Book 4257, page 317, Register's Office for Davidson County, Tennessee, being one and the same as The Sisters of Mercy of Nashville Tenn. described in Book 306, page 104, said Register's Office, and being one and the same as the Sisters of Mercy Nashville Tenn described in Book 303, page 413, said Register's Office ("Grantor"), has bargained and sold and does hereby transfer and convey unto Saint Bernard Academy, a not-for-profit corporation organized under the laws of the State of Tennessee ("Grantee"), and its successors, that certain real property located in Davidson County, Tennessee and described in Exhibit I attached hereto and incorporated by reference into this Warranty Deed (the "Real Property").

This is the improved property known as St. Bernards Academy.

TO HAVE AND TO HOLD the Real Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee and its successors forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Real Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for those matters described in Exhibit II attached hereto and by reference incorporated herein (the "Permitted Liens"):

AND Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Real Property against the lawful claims of all persons whomsoever, subject to the Permitted Liens.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of July, 1989.

GRANTOR:

SISTERS OF MERCY OF
NASHVILLE, TENNESSEE, INC.,
a not-for-profit corporation

By: Sister Marie Moore, RSM

Title: Chairperson, Board of Directors

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million, Four Hundred Thousand and No/100 Dollars ($1,400,000.00).

Sister Marie Moore, RSM
AFFIANT

Sworn to and subscribed before me this the 14th day of July, 1989.

NOTARY PUBLIC

My Commission Expires:
May 8, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Nubye Bailey, of the state and county aforementioned, personally appeared Sister Marie Madre, RSM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chairperson, Board of Directors of the Sisters of Mercy of Nashville, Tennessee, Inc., the within named bargainor, a corporation, being one and the same as the Sisters of Mercy described in Book 4257, page 317, Register's Office for Davidson County, Tennessee, being one and the same as The Sisters of Mercy of Nashville Tenn. described in Book 306, page 104, said Register's Office, and being one and the same as the Sisters of Mercy Nashville Tenn described in Book 303, page 413, said Register's Office, and that she as such Chairperson, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Chairperson.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of July, 1989.

NOTARY PUBLIC

My Commission Expires:
May 8, 1991

EXHIBIT I

TO WARRANTY DEED

REAL PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being known as Tract 1, St. Bernards Academy as shown on the plan of record in Book 6900, page 939, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by AA Engineers, Inc., dated February 27, 1989, last revised June 14, 1989, Job No. 3116-89, as follows:

Beginning with a concrete monument at the intersection of the eastern right of way margin of 24th Avenue South and the northerly right of way margin of Bernard Avenue; thence with said 24th Avenue South margin N 6° 39' 10" E 384.44 feet to a point; thence leaving said margin S 83° 23' 43" E 286.0 feet to a point; thence S 4° 28' 33" W 49.50 feet to a point; thence S 83° 08' 31" E 83.53 feet to a point; thence S 6° 39' 10" W 333.30 feet to a point on the northern right of way margin of Bernard Avenue; thence with said margin N 83° 35' 48" W 371.42 feet to the point of beginning containing 3.176 acres, more or less.

Being the same property conveyed to the Sisters of Mercy by deed of record in Book 4257, page 317, Register's Office for Davidson County, Tennessee, and a portion of the property conveyed to The Sisters of Mercy of Nashville Tenn. by deed of record in Book 306, page 104, said Register's Office, and a portion of the property conveyed to the Sisters of Mercy Nashville Tenn by deed of record in Book 303, page 413, said Register's Office.

EXHIBIT II

TO WARRANTY DEED

PERMITTED LIENS

1. All matters shown on the survey of AA Engineers, Inc., dated February 27, 1989, last revised June 14, 1989, Job No. 3116-89.

2. All matters as shown on the Plan of record in Book 6900, page 939, Register's Office for Davidson County, Tennessee.

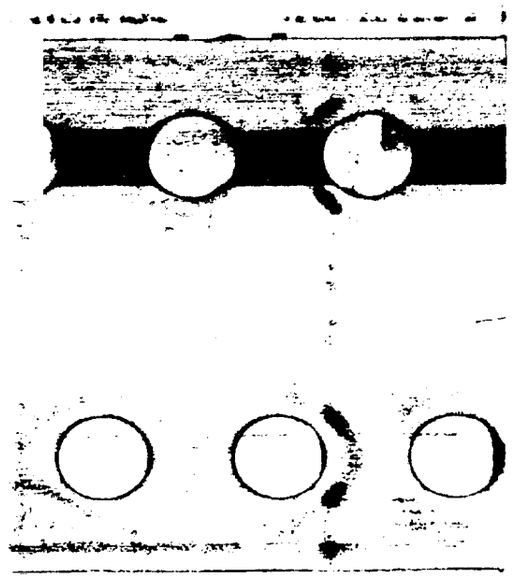
4 9 4 5 4

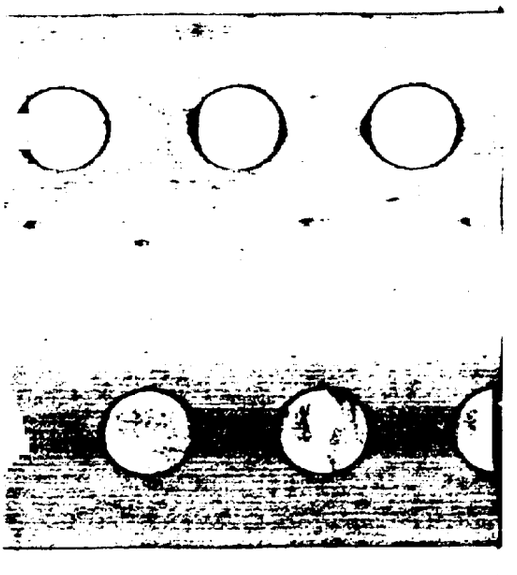
IDENTIFI REFERENCE

JUL 11 3 00 PM '89

DAVIDSON COUNTY, TN

3452 07/14 0101 03CHECK 4636.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7889 PAGE 670

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
1400000.00
CON TX 4620.00
PRFEE 1.00
WDEED 15.00
~~TOTAL~~ ~~4636.00~~
CHECK 4636.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/14/89 01 15:11 0001 5451

4 9 4 5 4

IDENTIFICATION REFERENCE

JUL 14 3 09 PM '89

REGISTER OF DAVIDSON COUNTY, TN

No. 229130