QUITCLAIM DEED

mail

TO: Montessori Academy, Incorporated,
A Tennessee Not For Profit Corporation,
Grantee

FROM: E. Cranston Bernstorf, and wife,
Eileen Bernstorf,
Grantors

THIS INSTRUMENT PREPARED BY:
C. Raymond Myers, Jr., Attorney
2000 Dominion Tower
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 726-3434

ADDRESS NEW OWNER & SEND TAX BILLS TO:
Montessori Academy, Incorporated,
A Tennessee Not For Profit Corporation
6021 Cloverland Drive
Brentwood, Tennessee 37027

MAP 172 PARCEL 116

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- (charitable donation).

Eileen Bernstorf
Affiant

SUBSCRIBED AND SWORN TO before me, this 27TH day of DECEMBER, 1989.

C. RAYMOND MYERS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3.27.89
My Commission Expires

C Raymond Myers
Notary Public

AS A CHARITABLE DONATION, E. Cranston Bernstorf, and wife, Eileen Bernstorf, by these present, do hereby quitclaim and convey to Montessori Academy, Incorporated, a Tennessee Not For Profit Corporation, Grantee, its successors and assigns, all their right, title, and interest in and to the real property in Davidson County, Tennessee described on the attached Exhibit A.

This property is subject to Deed of Trust in favor of Sovran Bank/Central South of record in the Register's Office of Davidson County, Tennessee.

Witness our hands this 27th day of December, 1989.

E. Cranston Bernstorf

Eileen Bernstorf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the below date, personally appeared before me, C RAYMOND MYERS, JR., a Notary Public in and for said County and State, the within named E. Cranston Bernstorf and the within named Eileen Bernstorf, Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 27TH. day of December, 1989.

3.27.93
My Commission Expires

C Raymond Myers
NOTARY PUBLIC

1885M\12-27-89

92753 IDENTIFICATION REFERENCE

DEC 29 1 11 PM '89 DAVIDSON COUNTY, TN

8893 12/29 0101 03CHECK 6.00

C. RAYMOND MYERS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MONTESSORI ACADEMY, INCORPORATED
A TENNESSEE NOT FOR PROFIT CORPORATION
PROPERTY DESCRIPTION

A Tract of Land in the Second Civil District of Nashville, Davidson County, Tennessee being located along the Southerly margin of Cloverland Drive (50'R.O.W.) and being 940' more or less Westerly from the centerline of Edmondson Pike (50'R.O.W.) and being more particularly described as follows:

Beginning at an Iron Pin in the Southerly margin of Cloverland Drive, said Iron Pin being the Northerly most corner of the W.H.Swain, et ux Tract as evidenced in Book 2542, Page 273, R.O.D.C., Tennessee, thence

1) With said Southerly margin of Cloverland Drive, S 85°00'00"E a distance of 65.50' to a point, thence

2) Leaving said margin of Cloverland Drive and severing the Lands of E.C. Bernstorf, et ux as evidenced in Book 6522, Page 566, R.O.D.C., Tennessee, S7°30'00"W a distance of 1,416.34' to a point, thence

3) Continuing, N84°19'01"W a distance of 244.11' to a point, thence

4) Continuing, S7°30'00"W a distance of 516.00' to a point in the Northerly line of Raymond Barrett, et ux as evidenced in Book 5564, Page 585, R.O.D.C., Tennessee, thence

5) With Barrett's Northerly line, N84°19'01"W a distance of 570.32' to a point in the Easterly line of Stonewall Jackson as evidenced in Book 2927, Page 67, R.O.D.C., Tennessee, thence

6) With Jackson's Easterly line, N9°41'50"E a distance of 305.66' to a point, thence

7) Continuing, N10°34'59"E a distance of 248.51' to a point, thence

8) Continuing, N17°10'17"E a distance of 552.26' to a point, thence

9) Continuing, N21°54'25"E a distance of 90.35' to a point in the Southerly line of said W.H.Swain Tract, thence

10) With Swain's Southerly line, S77°13'47"E a distance of 534.74' to a point, thence

11) With Swain's Easterly line, N12°47'09"E a distance of 822.42' to the point of beginning and continuing 19.21 acres more or less

Being a portion of the Property conveyed to E.C. Bernstorf, et ux as evidenced in Book 6522, Page 566, R.O.D.C., Tennessee

Contained within this description is an easement granted to Tennessee Valley Authority.

1882M

EXHIBIT A