OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2383849

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Thomas E. Greer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF March 19 95

Marbut Gaston
NOTARY PUBLIC

My Commission expires: 1-27-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY TNSupCt #3143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Skillmakers Children Developmental Learning Center, Inc. (NAME)	(NAME)	105-14-178
P.O. Box 41794 (ADDRESS)	owner at same address (ADDRESS)	16DA-10025
Nashville, Tn 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 65,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Thomas E. Greer and Richard L. Greer, Jr., as sole heirs-at-law of T. K. Greer and wife Mattie Lucille Greer

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto Skillmakers Children Developmental Learning Center, Inc.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being the southerly 60-feet of Lot No. 10, of Joseph Knowles' Subdivision of Block "D" in C.D. Elliott's Plan, as of record at plan Book 332, page 48, Register's Office for said County, and described as follows:

Said part of said Lot No. 10 fronts 60-feet along the westerly side of Royal Street (now known as Knowles Avenue), and extends back between parallel lines with the northerly margin of Woods Avenue (now known as Hillview Heights) a distance of 200-feet to an alley in the rear.

Being all the same property conveyed to T. K. Greer and wife, Mattie Lucille Greer by deed dated April 20, 1925, as of record at Book 675, page 153, said Register's Office. The said Mattie Lucille Greer having since died intestate in Davidson County, TN on May 23, 1959 (see TN Death Cert. No. 59-11269). The said T. K. Greer, being one and the same person as Thomas K. Greer and Thomas King Greer, having since died intestate in Davidson County, TN on May 19, 1976 (see TN Death Cert. No. 76-017210), an unmarried man and survived by two (2) sons, Thomas E. Greer (a/k/a Thomas Edwin Greer) and Richard L. Greer (a/k/a Richard Lee Greer). The said Richard L. Greer having since died intestate in Davidson County, TN on October 6, 1984 (see TN Death Cert. No. 84-032414) and survived by his spouse, Margaret Greer, and a son, Richard L. Greer, Jr. The said Margaret Greer, having since died intestate on April 8, 1989, in Williamson County, TN but a resident of Davidson County, TN an unmarried woman and survived by her only son Richard L. Greer, Jr. As such, Thomas E. Greer and Richard L. Greer, Jr., are the sole surviving heirs-at-law of the said T. K. Greer and wife, Mattie Lucille Greer, and their spouses join herein for the sole and express purpose of conveying any and all right, title and/or interest they have or may have in the here in described property by virtue of their marital status with said grantor.

Marjorie B. Greer joins her spouse, the said Thomas E. Greer.

Shelia R. Greer joins her spouse, the said Richard L. Greer, Jr.

This conveyance is subject to 1995 property taxes, which have been prorated this date and the grantee assumes in full, subject to any re-proration required as a result of a change in the actual 1995 property tax amount effective prior to the date hereof, and to the plan at Book 332, page 48, said Register's Office.

~~unimproved (~~)
This is improved (X) property, known as 2311 Knolwes Avenue, Nashville, TN 37204
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of March, 19 94.

Thomas E. Greer

Richard L. Greer, Jr.

Marjorie B. Greer

Shelia R. Greer

IDENTIFICATION REFERENCE
95 MAR 13 PM 12:18
FELIA DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

41575

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas E. Greer and wife, Marjorie B. Greer and Richard L. Greer, Jr. and wife, Shelia R. Greer, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of March, 1995.

My Commission expires:
1-27-96

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

9849 03/13 0101 03CHECK 24.50

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

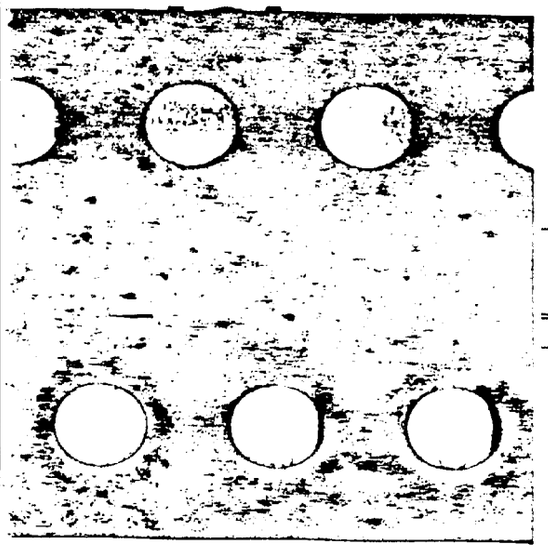
_____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9617 PG 242

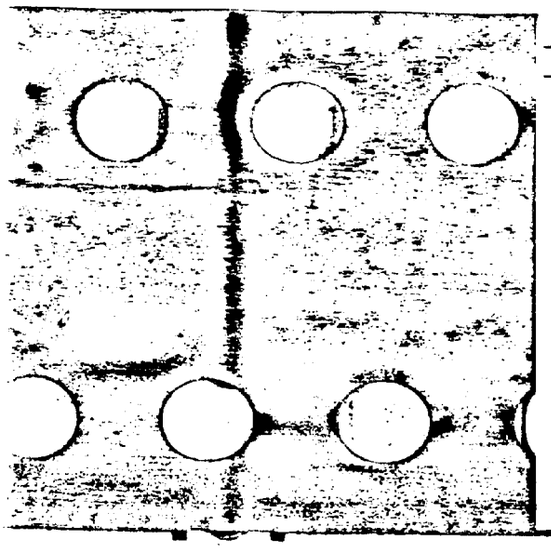
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
CHECK 249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/95 01 12:19 0001 9849



41575
IDENTIF. # REFERENCE

95 MAR 13 PM 12:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 889454