DA 25
MBH

10293 PG 786

This Instrument Prepared From Information Supplied
By The Parties to:
Baker, Donelson, Bearman & Caldwell, P.C.
2200 Riverview Tower
P. O. Box 1792
Knoxville, Tennessee 38901

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL
Harding Academy	same	Map 130-01
170 Windsor Drive		Parcel 0122 and
Nashville, TN 37205		Map 130-01
		Parcel 0123

WARRANTY DEED

THIS WARRANTY DEED made this 20th day of December, 1996, between **KATHERINE B. PEARRE**, a widow, a resident of Davidson County, Tennessee ("Grantor") and **HARDING ACADEMY**, a Tennessee corporation ("Grantee");

W I T N E S S E T H:

THAT SAID Grantor, for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR, and other good and valuable consideration, to Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto the said Grantee, the real property described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

This is improved property known as 208 and 210 Harding Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the same unto the Grantee, its heirs successors and assigns forever.

And said Grantor, for itself and for its heirs, executors, administrators, successors and assigns does hereby covenant with said Grantee, its heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except those matters shown on Exhibit "A" attached hereto, and that Grantor will forever warrant and defend the same premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand. The designation of the parties to this instrument in either the singular or plural shall be applied to and mean either number.

0258174
IDENTIF. ↑ REFERENCE

96 DEC 23 AM 11:01
DAVIDSON COUNTY, TN.

N MBH230601 V1

IN WITNESS WHEREOF, the said Grantor has executed this instrument the day and year first above written.

Katherine B. Pearre
KATHERINE B. PEARRE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **KATHERINE B. PEARRE**, a widow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 20th day of December, 1996.

John M. Byrd Jr.
Notary Public

My Commission Expires:
9/26/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $330,000.00.

Katherine B. Pearre
~~Notary Public~~ Affiant KBP

Subscribed and sworn to before me this 20th day of December, 1996.

John M. Byrd Jr.
Notary Public

My Commission Expires:
9/26/98

EXHIBIT A

TRACT I:

A certain tract or parcel of land situated and lying in the State of Tennessee, County of Davidson, and more particularly described as follows:

Being Lot No. 37 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, a plan of which is of record in Book 421, pages 94 and 95, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts sixty (60) feet on the east side of Westover Drive and extends back eastwardly, between parallel lines, two hundred and ten (210) feet, more or less, to a dead line.

Being the same property conveyed to Wilburn Neil Pearre and wife, Katherine B. Pearre by Warranty Deed from Mary M. Timothy, Julia T. Craven, M. W. Friel, Sr. and Alice Friel Rooney, of record in Book 4700, page 732, Register's Office for Davidson County, Tennessee, the said Wilburn Neil Pearre having since died.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for said County.

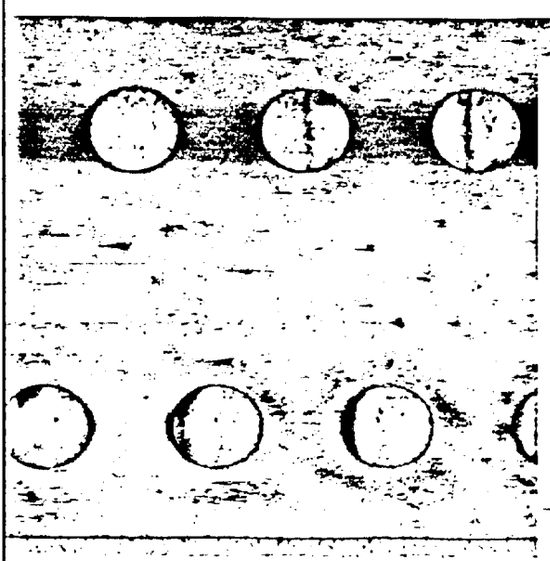
Said Lot No. 38 fronts 60 feet on the easterly side of Westover Drive and extends back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Mattie Katherine Pearre and husband, Wilburn Neil Pearre by Warranty Deed from John C. Jeffords, Jr., Trustee, of record in Book 3407, page 91, Register's Office for Davidson County, Tennessee, the said Wilburn Neil Pearre having since died.

THE SAID KATHERINE B. PEARRE AND MATTIE KATHERINE PEARRE ARE ONE AND THE SAME PERSON.

The above described tracts are conveyed subject to all matters as shown on the plan of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

8301 12/23 0101 03CHECK 1234.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10298 PG 789

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	
				330000.00
			CON TX	1221.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1234.00
			CHECK	1234.00
12/23/96	01		11:02 0001	8301

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0258174
IDENTIF. # REFERENCE

95 DEC 23 AM 11:02

REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No. 1100875