Instr:200006070056943 Page: 1 OF 2
REC'D FOR REC 06/07/2000 12:53:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $791.80

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys at Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $214,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2000.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
The Ensworth School	New Owner	MAP 116-03-0
211 Ensworth Avenue		PAR 69.00
Nashville, TN 37205		FB 07DA09490

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RONALD BRUNNER, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to THE ENSWORTH SCHOOL, a Tennessee non-profit corporation, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 142 Kenner Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2000.

RONALD BRUNNER

By: Ronald Brunner by James Murray
JAMES L. MURRAY, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. MURRAY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said RONALD BRUNNER, and is authorized by the said RONALD BRUNNER, to execute this instrument on his behalf.

Witness my hand, at office, this 5th day of June, 2000.

My Commission Expires: LARGE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires SEPT. 23 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 15 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Plat Book 421, page 100, Register's Office for said County, described as follows:

Said part of said Lot No. 15 fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines, 209 feet on the North line, and 202 feet, more or less on the South line, to the westerly line of a 10 foot reserved strip and shows 50 feet more or less, on said strip.

Being the same property conveyed to Ronald Brunner and wife, Cathey Noel Brunner by deed from Robert Glenn Richey, Jr. and wife, Suzanne M. Richey of record in Book 10522, page 867, said Register's Office. The parties having since divorced by Final Decree in the Chancery Court for Davidson County, Tennessee, Docket No. 6295-99, with title to the property having been divested out of Cathey Irene Brunner and vested in Ronald Brunner by Final Decree. Cathey Irene Brunner being one and the same person as Cathey Noel Brunner.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 9685, page 519; and (3) All matters appearing on the Plan of record in Plat Book 421, page 60, said Register's Office.