This Instrument Prepared by:
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Instr:200007060067264 Page: 1 OF 3
REC'D FOR REC 07/06/2000 3:58:58PM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $1850.00

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. #
International English Institute Foundation, Inc. 2116 16th Avenue South Nashville, TN 37212	International English Institute Foundation, Inc. 2116 16th Avenue South Nashville, TN 37212	Map-104-8 Parcel 235

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Valere Potter Menefee ("Grantor"), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto International English Institute, Inc., a Tennessee corporation ("Grantee"), its heirs, successors, and assigns, all of her right title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the southerly 100 feet of the northerly 160 feet of the westerly 150 feet of Lot No. 36 on the Map of O. B. Hayes Plan of Large Lots, of record in Book 21, page 87, Register's Office for said County. Said part of said lot No. 36 fronts 100 feet on the easterly side of 16th Avenue South, formerly Belmont Boulevard, and runs back between parallel lines 150 feet , more or less, to an alley.
>
> Being part of the same property conveyed to Valere Potter Menefee by deed from Third National Bank in Nashville, Tennessee, of record in Book 4777, page 666, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1226 16th Avenue South, Nashville, Tennessee 37212.

The legal description and state of the title have been furnished to the draftsman from the title commitment prepared by Old Republic Title Company of Tennessee on July 5, 2000. The draftsman assumes no liability as to the accuracy thereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its heirs, successors, and assigns, forever. Grantor warrants title to the above-described real estate only against

all persons claiming under Grantor, but not any further or otherwise. Notwithstanding the foregoing, Grantor conveys the above-described real estate subject to the encumbrances described on the attached Exhibit A.

Whenever used, the singular number will include the plural, the plural the singular, and the use of any gender will be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set his hand as of this 6th day of July, 2000.

Valere Potter Menefee

Valere Potter Menefee, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of July, 2000, before me personally appeared Valere Potter Menefee, to be known to be the person described herein and who executed this document for the purposes therein contained.

WITNESS MY HAND, at office, this 6th day of July, 2000.

Denise W. Williams

Notary Public
My Commission Expires: _____

DENISE W. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $500,000.

International English Institute Foundation, Inc.

By: Anderson Clark

Anderson Clark
Executive Director

Sworn and subscribed to before me this 6th day of July, 2000.

Denise W. Williams

My Commission Expires: 1/27/01

Notary Public

DENISE W. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

#150163

Permitted Encumbrances

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.

2. Rights or claims of Grantee, as party in possession, and rights of those claiming through Grantee.

3. General or special taxes and assessments required to be paid in the year 2000 and subsequent years.

   Davidson County taxes for 2000, a lien, but not yet due and payable.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. Grantor assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

4. Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

5. Agreement and/or restrictions of record in Book 4398, page 765, Register's Office for Davidson County, Tennessee.

EXHIBIT A