Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

William H. Haynes
Affiant

Subscribed and sworn to before me, this 30th day of November, 2000.

Notary Public

My Commission Expires: My Commission Expires MAR. 29, 2002

This deed is executed by an executor to implement a testamentary device and is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(3)(D).

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address new owners as follows:

Father Ryan High School, Inc.
c/o Gino Marchetti
2908 Poston Ave.
Nashville TN 37203
Sisters of Mercy
c/o Gino Marchetti
2908 Poston Ave.
Nashville, TN 37203

Send Tax Bills to:

-SAME-

Map-Parcel Numbers:

Map 106
Parcel 3-24

Davidson County DEEDWARR
Recvd: 12/01/00 16:03 4pgs
Fees:18.00 Taxes:0.00
20001201-0118315

EXECUTORS' SPECIAL WARRANTY DEED

KNOW ALL PERSONS by these presents that the undersigned, **ESTATE OF LOUIS A. MCREDMOND, DECEASED,** hereinafter called the Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will which was duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 215, page 335, Circuit Court Clerk's Office for said county, has bargained and sold and by these presents does transfer and convey unto **FATHER RYAN HIGH SCHOOL, INC. and SISTERS OF MERCY OF THE AMERICAS, REGIONAL COMMUNITY OF CINCINNATI, AN OHIO NON-PROFIT CORPORATION,** hereinafter called the Grantees, as equal tenants in common, their successors and assigns, a certain parcel of

improved property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the following:

1. 2000 State and County taxes, which have been assumed by the Grantees.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4008, page 212, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4008, page 216, Register's Office for Davidson County, Tennessee.

4. Utility easement retained in Metropolitan Ordinance No. 70-1079.

5. Easement for drainage culvert measuring 10 x 10 feet located in the northwest corner of the subject property as shown on the survey of Southern Development Consultants, Inc., dated February 17, 1973, revised January 9, 1974.

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 successors and assigns, forever; and it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever, claiming by or through it, but not otherwise.

DATED this 29th day of November, 2000.

THE ESTATE OF LOUIS A. MCREDMOND

By: Louis Anthony McRedmond, Co-Executor
Louis Anthony McRedmond, Co-Executor

By: Edward Stephen McRedmond Co-executor
Edward Stephen McRedmond, Co-Executor

By: Anita M. Sheridan, Co-Executor
Anita M. Sheridan, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOUIS ANTHONY MCREDMOND,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of November, 2000.

Matthew C. Cushing
Notary Public

My Commission Expires: 11-30-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD STEPHEN MCREDMOND,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of November, 2000.

Matthew C. Cushing
Notary Public

My Commission Expires: 11-30-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANITA M. SHERIDAN,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of November, 2000.

Matthew C. Cushing
Notary Public

My Commission Expires: 11-30-02

EXHIBIT A

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Elm Hill Pike and on the west by Relocated Spence Lane, and described according to a survey by Southern Development Consultants Inc., dated February 17, 1973, revised January 9, 1974, more particularly described as follows:

Beginning at a point on the southerly margin of Elm Hill Pike 463 feet easterly from the centerline of said Relocated Spence Lane; thence along the southern margin of Elm Hill Pike south 84 deg. 46 min. West 406.71 feet to a concrete monument the beginning of a return radius to the left; thence along said radius of 25.00 feet having a central angle of 95 deg. 43 in. 10 sec. 41.77 feet to a concrete monument on the easterly right-of-way of Spence Lane the beginning of a curve to the left; thence along said curve having a radius of 521.755 feet and a central angle of 31 deg. 48 min. 52 sec. 289.71 feet to a point; thence South 42 deg. 40 min. 02 sec. East 101.27 feet to a point, the beginning of a curve to the right; thence along said curve having a central angle of 06 deg. 22 min. 23 sec., and a radius of 512.88 feet, a curved length of 57.07 feet to a point; thence South 86 deg. 23 min. East 164.86 feet to a point; thence North 03 deg. 29 min. East 450.00 feet to the point of beginning, containing 3.20 acres, more or less.

Being the same property conveyed to Robert J. Baltz, Jr., Trustee for Park Elm, a Joint Venture, by quitclaim deed from C. E. Hooper, Trustee for Park Elm, a joint venture, of record in Book 4896, page 154, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8898, page 574, Register's Office for Davidson County, Tennessee, Louis A. McRedmond, venture partner of Park Elm Joint Venture, successor in interest to Robert J. Baltz, Jr. Trustee for Park Elm, a Joint Venture, in accordance with the provisions contained within the Fourth Amendment to the Park Elm Joint Venture Agreement dated January 1, 1992 having full power to sign, transfer and convey without the joinder of any beneficiary, conveyed to Park Elm Joint Venture, a Tennessee joint venture composed of Louis A. McRedmond and Patrick J. McRedmond. By Assignment, not of record, dated December 31, 1993, in accordance with the provisions contained within the Fifth Amendment to the Park Elm Joint Venture Agreement, dated December 31, 1993, Patrick J. McRedmond did assign his interest in the joint venture to McRedmond Family Partners, L.P. By Quitclaim Deed of record as Instrument No. 200008170081589, Register's Office for Davidson County, Tennessee, McRedmond Family Partners, L.P. conveyed its interest in the joint venture to the Estate of Louis A. McRedmond, the said Louis A. McRedmond having since died. By Quitclaim Deed of record as Instrument No. 200008180082007, Register's Office for Davidson County, Tennessee, Park Elm Joint Venture, a Tennessee joint venture, the sole remaining venturer of which being the Estate of Louis A. McRedmond, conveyed the subject property to the Estate of Louis A. McRedmond.