[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
The Ensworth School	New Owner	
211 Ensworth Avenue		MAP: 116-04-0
Nashville, TN 37205	Same	
		PARCEL: 051.00

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 01-02-10507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **I, Frances J. Rogers, unmarried,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, **The Ensworth School,** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being northerly half of Lot No. 18 on the Plat of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of Lot No. 18 fronts 50 feet on the easterly side of Kenner Avenue and runs back 189.5 feet on the northerly line and 186.25 feet on the southerly line to a 10 foot strip reserved, measuring 50.08 feet thereon.

Being the same property conveyed to Frances Rogers, unmarried by Quit Claim Deed from Frances J. Rogers, Kelly Lynn Rogers Gupton, and Thomas E. Rogers as Joint Tenants with Right of Survivorship, of record in Instrument Number 20001127-0115867, Register's Office for said County.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent years,

2. Plan of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee.

This is improved property known as 154 Kenner Avenue, Nashville Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $212,000.00.

Affiant

Subscribed and sworn to before me this 12th day of February, 2001.

Notary Public

My Commission Expires: 2-19-2003

Davidson County DEEDWARR
Recvd: 02/14/01 09:36 2pgs
Fees:11.00 Taxes:784.40

20010214-0014147

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of February, 2001.

Frances J. Rogers

Frances J. Rogers

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 12th day of **February,** 2001, before me personally appeared **Frances J. Rogers**, to me known to be the persons who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of **February,** 2001.

Notary Public

My Commission Expires: 2-19-2003