Davidson County DEEDWARR
Recvd: 05/01/01 08:33 5pgs
Fees:23.00 Taxes:4070.00
20010501-0043545

Prepared by: Rodney M. Scott, Esq., 12 Public Square, Murfreesboro, TN 37130, from i provided by the parties.

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.
Douglas L. Patrick and James M. Patrick P. O. Box 1117 Murfreesboro, TN 37133	(Same)	106-3-24

SPECIAL WARRANTY DEED

WITNESSETH: That the undersigned, FATHER RYAN HIGH SCHOOL, INC. and SISTERS OF MERCY OF THE AMERICAS, REGIONAL COMMUNITY OF CINCINNATI, AN OHIO NON-PROFIT CORPORATION, Grantors, for and in consideration of the sum of TEN----------($10.00) DOLLARS and other good and valuable consideration, in hand paid, at and before sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantees, DOUGLAS L. PATRICK and JAMES M. PATRICK, their successors and assigns, as Tenants in Common, all that tract or parcel of real estate situated in Davidson County, Tennessee, to wit:

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 min. 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.

And further being the same property conveyed by the said Estate of Louis A. McRedmond, Deceased, to Father Ryan High School, Inc. and Sisters of Mercy of the Americas, Regional Community of Cincinnati, an Ohio Non-Profit Corporation, by Deed dated November 29, 2000, of record in Instrument No. 20001201-0118315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2001 Nashville/Davidson County property taxes, a lien, which taxes are not yet due and payable.

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.

6. Temporary Slope Easement and/or Temporary Construction Easement granted to The Metropolitan Government of Nashville and Davidson County, Tennessee, recorded 3/30/00, of record in Instr. #: 200003300031825, said Register's Office.

7. Rights of tenants in possession under valid leases.

TO HAVE AND TO HOLD the said real estate, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantees, their successors and assigns, forever, and said Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and said Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever, claiming by or through said Grantors, but not otherwise.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this Deed, subject to the rights of tenants in possession under valid leases.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this the 30th day of April, 2001.

FATHER RYAN HIGH SCHOOL, INC.

BY: _____
J. Terry Hunter, Authorized signatory for Grantor

SISTERS OF MERCY OF THE AMERICAS, REGIONAL COMMUNITY OF CINCINNATI, AN OHIO
NON-PROFIT CORPORATION

BY: _____
Donn Groene, Authorized signatory for Grantor

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Terry Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself/herself to be Authorized Agent of the within named Grantor, Father Ryan High School, Inc., the officer authorized to execute the instrument, and that he/she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Father Ryan High School, Inc. by himself/herself as said Authorized Agent.

Witness my hand and official seal at office at Murfreesboro, Tennessee, this 30th day of April, 2001.

Kimberly D. Davis My Commission Expires: 1/14/04
Notary Public

STATE OF OHIO)
)
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donn Groene, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be Treasurer of the within named Grantor, Sisters of Mercy of the Americas, Regional Community of Cincinnati, an Ohio Non-Profit Corporation, the officer authorized to execute the instrument, and that he as such Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Sisters of Mercy of the Americas, Regional Community of Cincinnati, an Ohio Non-Profit Corporation by himself as said Treasurer.

Witness my hand and official seal at office at Cincinnati, Ohio, this 27th day of April, 2001.

Diana G Bardill My Commission Expires:
Notary Public

DIANA G. BARDILL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 08-25-05

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The actual consideration for this transaction is $1,100,000.00.

Douglas L. Patrick

Douglas L. Patrick, Affiant

Subscribed and sworn to before me this the 30th day of April, 2001.

Kimberly W. Harris

Notary Public

My Commission Expires: 1/14/04

