KV 12

Davidson County DEEDWARR
Recvd: 05/21/01 13:57 3pgs
Fees:15.00 Taxes:7.40
20010521-0052394

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
John J. Kuczma, Jr.		Map 85
1718 Crystal Springs Lane	SAME	Part of Parcel 55
Hermitage, TN 37076		

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2001.

Jean Barnes
NOTARY PUBLIC

My Commission Expires: 11-30-02

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DONELSON CHRISTIAN ACADEMY, INC., a Tennessee not-for-profit corporation** ("Grantor"), has bargained and sold, and by these presents, does hereby transfer and convey unto **JOHN J. KUCZMA, JR.,** ("Grantee"), his heirs and assigns, all its interest in and to the land located in Davidson County, Tennessee, being described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant specially and forever defend the title to the Property to Grantee, the heirs, representatives, successors and assigns of Grantee, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2001.

DONELSON CHRISTIAN ACADEMY, INC., a Tennessee not-for-profit corporation

By: Daniel W. Kellum
Name: Daniel W. Kellum
Title: Headmaster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jean Barnes, a notary public of the state and county aforesaid, personally appeared Daniel W. Kellum, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Headmaster of Donelson Christian Academy, Inc., the within named bargainor, a not-for-profit corporation, and that he as such Headmaster, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the not-for-profit corporation by himself as such Headmaster.

Witness my hand and seal, at office in Nashville, this 18th day of May, 2001.

Jean Barnes
NOTARY PUBLIC

My Commission Expires: 11-30-02

JEAN BARNES NOTARY PUBLIC DAVIDSON COUNTY

643673.1

EXHIBIT A

Being a parcel of land in First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, said parcel being a portion of Donelson Christian Academy property Parcel 55 Tax Map 85, located east of Jackson Downs Boulevard, approximately 700 feet west of Stones River and approximately 900 feet south of Lebanon Pike and being more particularly described as follows:

BEGINNING at an existing iron pin, said pin being on the northern boundary of Parcel 55 Tax Map 85, said pin being the southwest corner of Parcel 91 Tax Map 85, said pin being the southeast corner of parcel described;
THENCE, with a severance line N 60° 20' 22" W, 94.34 feet to a point on the easterly right-of-way of Jackson Downs Boulevard;
THENCE, with said easterly right-of-way of Jackson Downs Boulevard along a curve to the left 461.15 feet to a point, said curve having a central angle of 41° 56' 24", a radius of 630.00 feet, a tangent of 241.46 feet, and a chord of N 08° 41' 28" E, 450.93 feet;
THENCE, leaving said easterly right-of-way of Jackson Downs Boulevard with the westerly boundary of Parcel 91 Tax Map 85 along a curve to the right 495.49 feet to the point of beginning, said curve having a central angle of 21° 20' 13", a radius of 1330.53 feet, a tangent of 250.65 feet, and a chord of S 01° 36' 36" E, 492.63 feet.
Containing 14,798.82 square feet or 0.34 acres, more or less according to a survey of Ronald W. Ferguson, TN Lic No. 1972, Barge,Waggoner, Sumner and Cannon, Inc., dated November 29, 2000, File No. 27225-02.

Being a portion of the property conveyed to Donelson Christian Academy by quitclaim deed from Mathews Partners, Inc. of record in Book 10696, page 201, Register's Office for Davidson County, Tennessee.