This Instrument Was Prepared By:
MUDTER & PATTERSON
2000 Richard Jones Road
Suite 103
Nashville, Tennessee 37215
BCY 93

Davidson County DEEDWARR
Recvd: 07/13/01 14:20 4pgs
Fees:23.00 Taxes:1122.79
20010713-0074871

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Harding Academy	New Owner	Map: 130-1
170 Windsor Drive		Parcel: 165
Nashville, TN 37205		FB: 7DZ 29895

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DONALD S. SCHWARTZ and wife, ALICE Y. SCHWARTZ ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to HARDING ACADEMY, a Tennessee corporation ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 150 Blackburn Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, (his) heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of July, 2001.

DONALD S. SCHWARTZ

ALICE Y. SCHWARTZ

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared Donald S. Schwartz and wife, Alice Y. Schwartz, with whom I am personally acquainted who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 3rd day of July, 2001.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $303,455.50.

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2001.

Notary Public

My Commission Expires: _____

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald S. Schwartz and wife, Alice Y. Schwartz by deed from Harding Academy, a Tennessee corporation of record in Book 11458, page 894, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. Taxes for the year 2001, which have been assumed by Grantee.

2. All matters appearing on the Plan of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.