THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP/PARCEL NO.
116-3-70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**.

Affiant

Subscribed and sworn to before me this the 19th day of September, 2001.

Notary Public

My Commission Expires: 3/26/05

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/25/01 09:49 4pgs
Fees:23.00 Taxes:832.50

20010925-0103386

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

The Ensworth School
(Name)

STREET ADDRESS:

211 Ensworth Avenue

Nashville, TN 37205-1997

SEND TAX BILLS TO:

SAME
(Name)

STREET ADDRESS:

SAME

W A R R A N T Y D E E D

For and in consideration of the sum of **Two Hundred Twenty-Five Thousand and 00/100 ($225,000.00) Dollars**, cash in hand paid by the hereinafter named Grantees (the "Grantee,") and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara J. Platt and Jane D. Sleeva, Co-Executors of the Estate of Mary Andrews Drennon**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents do transfer and convey unto **The Ensworth School, a Tennessee non-profit corporation**, ("Grantee"), its successor heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, the following real property:

See **EXHIBIT "A," attached hereto**, for a complete legal description of the property herein conveyed.

This is improved property known as: 144 Kenner Avenue
Nashville, TN 37205

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines **as may be shown on the plat of record in Plat Book 421, page 100, said Register's Office**, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record, including: **That certain Driveway Agreement to Joseph P. Tracewell and wife, Hattie C. Tracewell and Herman A. Cavender and wife, Elizabeth H. Cavender, as set forth in instrument recorded in Book 4330, page 378, said Register's Office; and that certain Easement for Common Driveway to Tom Fuqua, Jr. d/b/a The Property Management Company, as set for in instrument recorded in Book 9685, page 519, said Register's Office;** provided, however, Grantor warrants to Grantee, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind themselves, their heirs, and/or assigns to warrant and forever defend the title to the said land to the said Grantee, its successor and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused their name to be affixed hereto on this 4th day of September, 2001.

Grantor:

The Estate of Mary Andrews Drennon, Deceased:

By: _____
Jane D. Sleeva, Co-Executor

By: _____
Barbara J. Platt, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Barbara J. Platt, Co-Executor of the Estate of Mary Andrews Drennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 19th day of September, 2001.

Bobbie Carnes
Notary Public

BOBBIE CARNES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/05

MARYLAND)
STATE OF WASHINGTON)
COUNTY OF ANNE ARUNDEL)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Jane D. Sleeva, Co-Executor of the Estate of Mary Andrews Drennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Columbia, Maryland Washington, this 19th day of September, 2001.

Anna T. Lis
Notary Public

My Commission Expires: 6/1/2005

J:\DSI Files\Ainsworth.WD

ANNA T. LIS NOTARY PUBLIC MD.

EXHIBIT "A"

LAND in Davidson County, Tennessee, being the south half of Lot No. 15, on the Plan of Kenner Manor Land Company's Second Subdivision, as shown on plat of record in Plat Book 421, page 100, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Malcolm C. Drennon and wife, Mary A. Drennon, by Deed of Record in Book 2693, page 497, Register's Office for Davidson County, Tennessee. The said Malcolm C. Drennon and wife, Mary A. Drennon having both since died.