This Instrument Prepared by:
William E. Shofner, Esq.
Waller Lansden Dortch & Davis
Suite 2100, Nashville City Center
511 Union Street
Nashville, TN 37219-1760

Davidson County DEEDWARR
Recvd: 07/17/02 12:35 4pgs
Fees:23.00 Taxes:5457.50
20020717-0086143

GENERAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bill To:	Map-Parcel Numbers:
Easter Seals Tennessee, Inc. 2001 Woodmont Boulevard Nashville, TN 37215	Same	Map 117-11, Parcel 28

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SERTOMA CLUB OF NASHVILLE**, a Tennessee not-for-profit corporation, a Delaware corporation ("Grantor"), does hereby grant, bargain, convey and sell unto **EASTER SEALS TENNESSEE, INC.**, a Tennessee not-for-profit corporation ("Grantee"), certain real property located in Davidson County, Tennessee, as more fully described in Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances, estate, title and interest thereunto belonging unto Grantee, its successors and assigns, forever.

AND GRANTOR DOES COVENANT and bind itself, its successors and assigns to warrant the Property and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons; provided, however, this conveyance and the covenants and warranties of title contained herein are made subject to the various matters set forth on Exhibit B attached hereto (the "Permitted Exceptions").

AND GRANTOR DOES FURTHER COVENANT with Grantor, its successors and assigns, that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good and lawful right to sell and convey the same; and that, except for the Permitted Exceptions, the Property is free and clear from all liens, rights, claims, encumbrances and restrictions held by or benefiting any person.

Executed this 17 day of July, 2002.

GRANTOR:

SERTOMA CLUB OF NASHVILLE

By: William B. Bass
Title: Chm. Trustees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jeanette L. Ramer, a Notary Public of the State and County aforesaid, personally appeared William B. Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of Trustees of SERTOMA CLUB OF NASHVILLE, a corporation, and that he as such Chairman, being authorized so to do, executed said instrument for the purposes therein contained by signing the name of said corporation as such Chairman.

Given under my hand and official seal this 17th day of July, 2002 A.D.

Jeanette L. Ramer
Notary Public

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 7/26/03

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The fair market value for the property hereby conveyed or actual consideration given for such conveyance, whichever is greater, is $1,475,000.00.

Affiant

Sworn to and subscribed before
me this 17th day of July, 2002.

Jeanette L. Ramer
Notary Public

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 7/26/03

My Commission Expires JULY 26, 2003

EXHIBIT A

The Property

Tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being Lot Nos. 196 and 197 on the Plan of the unrecorded portion of Noel's Subdivision of Watkins Grove, described according to a survey made by W. B. Southgate, Civil Engineer, October ____, 1915, as follows:

Beginning at the southwest corner of Woodmont Boulevard or Avenue and Benham Street; thence with the southerly margin of said Boulevard, westwardly 200 feet; thence at right angles, southwardly 355 feet; thence at right angles, eastwardly 200 feet to the westerly margin of Benham Street; thence with said Street, northwardly 355 feet to the beginning.

TRACT NO. 2: Being Lot No. 198 on the Map of Noel's Subdivision of Watkins Grove, not of record, and described as follows:

Beginning at a point in the westerly margin of Benham Street at the corner of Lot Nos. 197 and 198, being 355 feet south of the south margin of Woodmont Boulevard; thence with the line between lots 197 and 198, westerly 200 feet to a point at the corner of said lots and of Lots 217 and 218; thence with the line between lots 198 and 217, southerly 200 feet to a point, the corner of lots 198 and 199; thence with the line between said lots easterly 200 feet to the westerly margin of Benham Street; thence with the margin of the same, northerly 200 feet to the beginning.

TRACT NOS. 1 and 2 being the same property conveyed to Sertoma Club of Nashville, a general welfare corporation, by deed from American Child Centers, Inc., a Tennessee corporation, of record in Book 4552, page 418, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: Land in Davidson County, Tennessee, being Lot Nos. 199 and 200, on the Map of Noel's Subdivision of Watkins Grove, not of record, and described as follows:

Beginning at northwest corner of Graybar Lane and Benham Avenue; thence with the westerly margin of Benham Avenue, northerly 400 feet to a point, thence with the line between Lot Nos. 198 and 199, westerly 200 feet to a point, the corner of Lots 198, 199, 217 and 216; thence southerly, along the easterly line of lots 216 and 215, and along the westerly lines of Lots 199 and 200, 400 feet to the north margin of Graybar Lane; thence with the northerly margin of the same easterly 200 feet to the beginning.

Being the same property conveyed to Sertoma Club of Nashville, by deed from Lois T. Pickett, an unmarried woman, of record in Book 11675, page 140, Register's Office of Davidson County, Tennessee.

Exhibit B

The Permitted Exceptions

1. Storm Water Detention Agreement of record in Book 11599, page 320, said Register's Office.