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GENERAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/03 13:37 3pgs
Fees:18.00 Taxes:1264.75
20030219-0021747

FROM: Catherine Minton, the **"Grantor"**

TO: Harding Academy, the **"Grantee"**

Address New Owners as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Harding Academy, a Tennessee non profit corporation 170 Windsor Drive Nashville, TN 37205	Same	Map 130-01-0 Parcel 164.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $341,825.30.

Affiant

Sworn to and subscribed before me, this _____ day of February, 2003.

Notary Public

My Commission Expires:_____

NORI McPHERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Catherine Minton (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Harding Academy, a Tennessee non-profit corporation (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described below, and all improvements thereon (the "Property"), to wit:

Land in Davidson County, Tennessee, being Lot 46 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as shown on the plat of record in Plat Book 421, pages 94 and 95, in the Register's Office of Davidson County, Tennessee, to which a plat reference is hereby made for a more particular description.

Being the same property conveyed to Catherine Minton by deed of record in Book 4520, page 302, Register's Office for Davidson County, Tennessee.

This is improved property, known as 148 Blackburn Avenue, Nashville, Tennessee 37205.

The above-referenced property is conveyed subject to the matters listed on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds herself, her representatives and assigns to warrant and defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed effective the 7 day of February, 2003.

GRANTOR:

Catherine P. Minton

Catherine Minton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Catherine Minton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) acknowledged herself to be the within named bargainor

Witness my hand and seal, at Office, this 7 day of February, 2003.

Notary Public

LORI McPHERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

My Commission Expires:_____

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EXHIBIT A

Permitted Exceptions

1. Taxes for the year 2003, a lien, not yet due and payable.

2. All matters shown on Plat recorded in Book 421, page 94 and 95.

3. All matters shown of record.