PICK-UP

Davidson County DEEDQC
Recvd: 03/03/04 13:54 5pgs
Fees:27.00 Taxes:0.00
20040303-0024185

This Instrument Was Prepared By: (RRC)
Stokes Bartholomew Evans & Petree, P.A.
424 Church Street, Suite 2800
Nashville, TN 37219

Name and Address of New Owner:	Send Tax Bills To:	Tax Map/Parcel No.:
Montgomery Bell Academy of the University of Nashville 4001 West End Avenue Nashville, Tennessee 37205	New Owner	Map 091-16-0 Parcels 203, 231, 236, 238, 264 and 265

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES W. HAWKINS, III, TRUSTEE** (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto **MONTGOMERY BELL ACADEMY OF THE UNIVERSITY OF NASHVILLE**, a Tennessee not-for-profit corporation (hereinafter the "GRANTEE"), its successors and assigns, all of his right, title and interest in and to those certain tracts or parcels of land in Nashville, Davidson County, Tennessee, described on Exhibits A-1 and A-2, attached hereto and incorporated herein by reference.

This is improved property known as 200 42nd Avenue, North, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed as of this 2nd day of March, 2004.

GRANTOR:

Charles W. Hawkins, III, Trustee

CHARLES W. HAWKINS, III, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CHARLES W. HAWKINS, III, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of March, 2004.

Carole M. Mar
NOTARY PUBLIC

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
7-24-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
2nd day of March, 2004.

Carole M. Max
Notary Public

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
7-24-04

253398.1/11089.1

EXHIBIT A-1

Legal Description

Tract One:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being lots 9, 10, 11, 12, 13, and 14 on the plat of W.L. Hailey and Company's Subdivision, as of record in Book 547, page 102, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the northerly right-of-way line of Dakota Avenue, 60 feet in width, and the easterly right-of-way line of Forty-Second Avenue, North, 100 feet in width;

Thence leaving the northerly right-of-way line of Dakota Avenue with the easterly right-of-way line of Forty-Second Avenue, North, North 01 deg. 58 min. 57 sec. West, 373.55 feet to an existing iron rod in the southerly right-of-way line of an alley, 10 feet in width;

Thence leaving the easterly right-of-way line of Forty-Second Avenue, North with the southerly right-of-way line of the alley, North 87 deg. 58 min. 07 sec. East, 159.50 feet to an iron rod set;

Thence leaving the southerly right-of-way line of the alley with the easterly right-of-way line of an alley, 10 feet in width, North 01 deg. 58 min. 57 sec. West, 221.69 feet to the southerly right-of-way line of Alley Number 1197, 10 feet in width;

Thence leaving the easterly right-of-way line of the alley with the southerly right-of-way line of Alley Number 1197, North 88 deg. 34 min. 42 sec. East, 306.61 feet to an iron rod set in the westerly right-of-way line of CSX Transportation Railroad, width varies;

Thence leaving the southerly right-of-way line of Alley Number 1197 with the westerly right-of-way line of CSX Transportation Railroad, South 01 deg. 01 min. 20 sec. West, 177.45 feet to an iron rod set;

Thence South 00 deg. 51 min. 36 sec. West, 416.20 feet to a point in the northerly right-of-way line of said Dakota Avenue;

Thence leaving the westerly right-of-way line of CSX Transportation Railroad with the northerly right-of-way line of Dakota Avenue, South 88 deg. 05 min. 06 sec. West, 436.15 feet to the point of beginning.

Containing 234,352 square feet (5.380 acres, more or less), described according to the ALTA/ACSM Land Title Survey, dated September 8, 2003, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, drawing 03100 ALT LKM.

Tract Two:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being lots 1, 2, 3, 4, and 15 on the plat of W.L. Hailey and Company's Subdivision, as of record in Book 547, page 102, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the northerly right-of-way line of Alley Number 1197, 10 feet in width, and the easterly right-of-way line of Forty-Second Avenue, North;

Thence leaving the northerly right-of-way line of Alley Number 1197 with the easterly right-of-way line of Forty-Second Avenue, North, North 01 deg. 58 min. 57 sec. West, 238.29 feet to an existing railroad spike at a corner common with the property of Associated Warehouse Properties, II, as of record in Deed Book 7715, page 838, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Forty-Second Avenue, North with the southerly property line of Associated Warehouse Properties, II, North 88 deg. 34 min. 42 sec. East, 479.14 feet to an existing iron road in the westerly right-of-way line of CSX Transportation Railroad, width varies;

Thence with the westerly right-of-way line of CSX Transportation Railroad, South 01 deg. 01 min. 20 sec. West, 238.49 feet to an iron rod set in the northerly right-of-way line of said Alley Number 1197;

Thence leaving the westerly right-of-way line of CSX Transportation Railroad with the northerly right-of-way line of Alley Number 1197, South 88 deg. 34 min. 42 sec. West, 466.64 feet to the point of beginning.

Containing 115,011 square feet (2.640 acres, more or less), described according to the ALTA/ACSM Land Title Survey, dated September 8, 2003, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, drawing 03100 ALT LKM.

Tracts One and Two being the same property conveyed to Charles W. Hawkins, III, Trustee by General Warranty Deed, of record as Instrument No. 20031112-0165689, re-recorded as Instrument No. 20031114-0166982, Register's Office for Davidson County, Tennessee.

EXHIBIT A-2

Legal Description

Being a parcel of land lying in the 1st Civil District of Davidson County and being the Oman Construction Company tract as recorded in Book 6492, page 819, R.O.D.C. and further described as follows:

Beginning at a railroad spike on the East right-of-way of 42nd Avenue North and being 50 feet from the center and being the northwest corner of this tract and the southwest corner of the tract shown on Map 91-16 Par. 163 as recorded in Book 7715, page 840, and also being in the center of a 40 foot right-of-way of Elkins Avenue as closed by Ordinance #73-702, thence leaving 42nd Avenue and with the center of closed Elkins Avenue, North 83 deg. 56 min. 02 sec. East 479.16 feet to an iron pin the West right-of-way of the CSX Railroad and being 25 feet from the center. Thence with the railroad right-of-way, South 3 deg. 44 min. 00 sec. East to an iron pin, also being in the center of the eastern end of Dakota Avenue. Thence leaving the railroad and with the center of Dakota Avenue, South 83 deg. 05 min. 02 sec. West to a railroad spike in it's center. Thence leaving the centerline at 90 deg. North 6 deg. 02 min. 58 sec. West 25.00 feet to an iron pin on the north right-of-way of Dakota Avenue. Thence with the right-of-way, South 83 deg. 56 min. 02 sec. West, 199.19 feet to an iron pin at the intersection of the right-of-way of Dakota and said 42nd Avenue. Thence with the right-of-way of 42nd Avenue, North 6 deg. 34 min. 04 sec. West, 380.0 feet to an iron pin in the center of a closed 20 foot alley. Thence leaving 42nd Avenue and with the center of alleys, North 83 deg. 19 min. 23 sec. East, 155.00 feet to an iron pin; North 6 deg. 34 min. 04 sec. West, 226.69 feet to an iron pin; South 83 deg. 19 min. 18 sec. West 155.00 feet to an iron pin on the east right-of-way of said 42nd Avenue. Thence with the right-of-way, North 6 deg. 34 min. 04 sec. West, 245.00 feet to the point of beginning containing 8.29 acres, per survey by Mid-Southern Surveying Co., Dickson, Tennessee, Reference Plat C-479.

Being the same property conveyed to Charles W. Hawkins, III, Trustee by Quitclaim Deed, of record as Instrument No. 20031112-0165690, re-recorded as Instrument No. 20031114-0166983, Register's Office for Davidson County, Tennessee.