Davidson County DEEDQC
Recvd: 05/05/04 09:35 3pgs
Fees:17.00 Taxes:0.00
20040505-0051064

This Instrument was prepared by:
Stokes Bartholomew Evans & Petree, P.A. (CBR)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

PICK-UP

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Global Education Center 4822 Charlotte Avenue Nashville, TN 37209	Same	Map 91-15 Parcel 252

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **H.G. HILL REALTY COMPANY**, a Tennessee corporation (hereinafter called "Grantor"), does hereby quitclaim and convey unto **GLOBAL EDUCATION CENTER**, a Tennessee non-profit corporation (hereinafter called "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereof (the "Property").

The conveyance by Grantor under this Deed is made subject to the following restrictions:

(1) Grantee shall not cease to exist,

(2) Grantee shall not discontinue its charitable service to the community,

(3) Grantee shall not fail to maintain its designation as a nonprofit organization, and,

(4) Grantee shall not abandon the Property or permit waste thereon.

In the event that Grantee violates any restriction set forth herein, then the Property shall automatically revert to and be legally vested in **H.G. HILL REALTY COMPANY**, or its successors and assigns and/or any other holder or a legal and/or equitable interest therein as that interest may appear. Grantee shall execute any instrument required to evidence such transfer upon the request of the party to whom the transfer is made.

The restrictions set forth herein shall run with the land but shall expire after 100 years. The terms, conditions and restrictions set forth in this deed shall bind and inure to the benefit of the successors, assigns and heirs of the parties hereto.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no representations or warranties whatsoever with regard to the Property or Grantor's interest therein.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 15th day of April, 2004.

H.G. HILL REALTY COMPANY

By: _____
James W. Granbery

Its: CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James W. Granbery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be C.E.O. of H.G. HILL REALTY COMPANY, the within named bargainor, a Tennessee corporation, and that he, as such C.E.O., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as C.E.O.

WITNESS my hand, at office, this 15th day of April, 2004.

_____
NOTARY PUBLIC

My Commission Expires:
October 8, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me, this the 29th day of April, 2004.

_____
Notary Public

My Commission Expires: My Commission Expires July 21, 2007

DWIGHT FREDRICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

254744.1/10323.2

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, described as follows, to-wit:

The westerly 15.5 feet of Lot No. 721, and the easterly 8.8 feet of Lot No. 723 of Block No. 89, Plan No. 1, West Nashville, as of record in Book No. 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 721 and easterly part of Lot No. 723 together front 24.3 feet on the northerly side of Charlotte Avenue, formerly Charlotte Pike, and run back between parallel lines 150 feet to an alley.

The walls on the eastern and western boundary lines of said lot are party walls and this conveyance is made subject to all the laws relating thereto.

Being part of the same property conveyed to H.G. Hill Realty Company by Warranty Deed from H.G. Hill Company, of record in Book 752, page 528, said Register's Office.

Tract 2:

Land in Davidson County, Tennessee, being the westerly 15.5 feet of Lot No. 719 and the easterly 9.5 feet of Lot No. 721 of Block No. 89, Plan No. 1, West Nashville, as of record in Book No. 57, pages 74 and 75, Register's Office for said County.

Said westerly part of Lot No. 719 and easterly part of Lot No. 721 together front 25 feet on the northerly side of Charlotte Avenue, formerly the Charlotte Pike, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to H.G. Hill Realty Company by Warranty Deed from Martin College, of record in Book 5084, page 218, said Register's Office.