PICK-UP

SPECIAL WARRANTY DEED

TO: East Academy, Inc.

FROM: Larry O. Hanson and wife, Susan T. Hanson

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
East Academy, Inc. Attn: School Director 106 Chapel Avenue Nashville, TN 37206	Same	Map 83, Parcel 271

Davidson County DEEDWARR
Recvd: 07/02/04 14:49 4pgs
Fees:23.00 Taxes:1017.50
20040702-0079365

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $175,000.00

Affiant

Sworn to and subscribed before me, this 30 day of June, 2004.

My Commission Expires: 7-29-06

Notary Public

SPECIAL WARRANTY 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 considerations, the receipt of which is hereby acknowledged, **Larry O. Hanson and wife, Susan T. Hanson** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **East Academy, Inc.** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's 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 thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 106 Chapel Avenue, Nashville, Tennessee.

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

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 30th day of June, 2004.

SELLER:

Larry O. Hanson

Susan T. Hanson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Larry O. Hanson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of June, 2004.

Notary Public

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

My Commission Expires:

7-29-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Susan T. Hanson, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of June, 2004.

Notary Public

Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

My Commission Expires:

7-29-06

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot Nos. 7A, 11A, 12A, 13A and 14A, on the Plan of Beaumont Place as shown on plat of record in Plat Book 332, page 38, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 2:

Land in Davidson county, Tennessee, being the westerly one-half of the northerly 100 feet and all of the southerly 100 feet of an alley adjoining the rear lines of the lots described in Tract 1, and being part of Alley No. 750 closed by Council Bill No. 71-1381, Metropolitan Government of Nashville and Davidson County.

Being the same property conveyed to Larry O. Hanson and wife, Susan T. Hanson, by Deed of Record in Instrument No. 20001109-0111727, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2004 and subsequent years. Tax Parcel Map 83, Parcel 271

2. ALL Matters shown on Plat recorded in Book 332, page 38.

3. Alley No. 750 closed by Council Bill No. 71-1381, Metropolitan Government of Nashville and Davidson County.