# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/05 08:53 3 pgs
Fees:18.00 Taxes:370.00

20051019-0125828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Catherine Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Institute in Basic Life Principles, Inc. | SAME AS NEW OWNER | MAP 51-6 PAR 10 |
| (NAME) BOX ONE | (NAME) | |
| (ADDRESS) OAK BROOK, IL 60522 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CATHERINE FULTON PEAY HILL, INDIVIDUALLY, AND AS EXECUTRIX, AND AS TESTAMENTARY TRUSTEE FOR ERNEST JOSEPH SANDOR PEAY AND ERNEST JOSEPH SANDOR PEAY, BENEFICIARIES UNDER THE TERMS OF THE LAST WILL AND TESTAMENT OF EUGENIA GOBEL PEAY, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INSTITUTE IN BASIC LIFE PRINCIPLES, INC.**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**SEE ATTACHED EXHIBIT A –ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION**

Being a part of the same property conveyed to Eugenia Elmore Peay by deed from Jessie A. Gobel by deed of record in Book 3505, page 267, Register's Office for Davidson County, Tennessee. The said Eugenia Elmore Peay, decedent, having since died testate on April 17, 2004, who survived the death of her husband, Fulton L. Peay. Fulton L. Peay having died on February 18, 2001. Eugenia Elmore Peay being the same person as Eugenia Gobel Peay and Eugenia Peay who was unmarried on the date of her death. The Last Will of the decedent dated July 16, 1999, having been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 04P-878, and being in Will Image No. 5627/1506119, wherein Catherine Fulton Peay Hill was appointed as Executrix. Said Executrix was also named as a Beneficiary of the aforedescribed real property and as Trustee for the benefit of Ernest Joseph Sandor Peay. Ernest Joseph Sandor Peay joins in this deed to effectuate full fee simple title into the Grantee. This is a solvent estate.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is not the principal residence of the Grantors.

This is unimproved property, known as 1102 South Graycroft Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 14th day of October, 2005.

Ernest Joseph Sandor Peay
ERNEST JOSEPH SANDOR PEAY

Catherine Fulton Peay Hill, Executrix
CATHERINE FULTON PEAY HILL, EXECUTRIX

Catherine Fulton Peay Hill, Trustee
CATHERINE FULTON PEAY HILL, TRUSTEE

Catherine Fulton Peay Hill
CATHERINE FULTON PEAY HILL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, CATHERINE FULTON PEAY HILL, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX AND TRUSTEE OF FOR ERNEST JOSEPH SANDOR PEAY AND ERNEST JOSEPH SANDOR PEAY the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 10/14/2005.

Commission expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

Notary Public

EXHIBIT "A" TO WARRANTY DEED

PROPERTY DESCRIPTION
1.419± ACRES
THE EUGENIAL ELMORE PEAY PROPERTY

A tract of land in the Fourth Councilmanic District of Davidson County, Tennessee being a portion of the Eugenia Elmore Peay property of record in Book 3505, page 267, Register's Office for Davidson County (R.O.D.C.), Tennessee and being generally bounded on the south, west, and north by the Institute in Basic Life Principals, Inc. property of record in Instrument No. 20050428-0047317, R.O.D.C., Tennessee and on the east by South Graycroft Avenue (a 55' Right-of-Way) and further described as follows according to a survey prepared by Tennessee Pro Surveying, Inc., Kenneth R. Shreeve, R.L.S. 2298, dated October 12, 2005:

Commencing at an iron rod (old) with cap stamped "Ragan Smith Associates" at the northerly terminus of the northwest curve return at the intersection of Due West Avenue and said South Graycroft Avenue; thence, with the westerly right-of-way of said South Graycroft Avenue, North 02 degrees 44 minutes 17 seconds East, 376.27 feet to an iron rod (old) with cap stamped "Ragan Smith" which is the POINT OF BEGINNING for the herein described tract; thence,

Leaving said westerly right-of-way and with the line of said Institute in Basic Life Principals, Inc. property for the next three calls:

1. North 87 degrees 10 minutes 16 seconds West, 320.42 feet to an iron rod (new);
2. North 04 degrees 34 minutes 31 seconds East, 194.93 feet to an iron rod (old) with cap stamped "Ragan Smith Associates";
3. South 87 degrees 10 minutes 13 seconds East, 314.17 feet to an iron rod (old) with cap stamped "Ragan Smith" in the westerly right-of-way of said South Graycroft Avenue; thence,

With said westerly right-of-way South 02 degrees 44 minutes 17 seconds West, 194.83 feet to the POINT OF BEGINNING and containing 61,819 square feet or 1.419 acres, more or less.

CFPH
EDSP