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Built
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This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
615.244.0020

Davidson County DEEDWARR
Recvd: 01/19/06 14:29 14 pg
Fees:73.00 Taxes:4810.00
20060119-0007439

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Seton Corporation 4220 Harding Road Nashville, TN 37201	Same	92-11-359

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SIDNEY ANN SMITH BAKER, CALLIE VIRGINIA SMITH GRANADE, SARA SMITH BALLARD, ROBIN COOPER COVITT, WILLIAM F. COOPER, JR., RODERICK H. COOPER, ROSE R. COOPER (also known as ROSE R. COOPER BUSH), ROBIN A. COOPER and MILTON A. COOPER (referred to hereinafter as "Grantor"), has bargained and sold and does hereby transfer and convey unto Seton Corporation, a Tennessee corporation (referred to hereinafter as "Grantee"), its successors and assigns, certain land located in Davidson County, Tennessee, as further described in Schedule A, attached and incorporated by reference (the "Property").

This is improved property known as the Murphy School Property, at Murphy Avenue and Arena Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to sell and convey the same, and that the same is unencumbered, unless otherwise shown on Schedule B, attached.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of January 2006.

(Grantor)

Signature _____

Print Name Rose Cooper

STATE OF Kentucky)
COUNTY OF Jefferson)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named Rose Cooper, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by [him/her] for the purposes therein contained by signing [his/her] name.

WITNESS my hand and seal in the aforesaid state and county this 7 day of January 2006.

Ryan Daly
Notary Public

My Commission Expires: July 17, 2007

RYAN DALY NOTARY PUBLIC STATE AT LARGE, KENTUCKY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of January 2006.

(Grantor)

Signature Sidney Ann Smith Baker

Print Name Sidney Ann Smith Baker

STATE OF Ky)
COUNTY OF Clay)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named Sidney Ann Smith Baker, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by [him/her] for the purposes therein contained by signing [his/her] name.

WITNESS my hand and seal in the aforesaid state and county this 12 day of January 2006.

Notary Public

My Commission Expires: 1-28-08

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of January 2006.

(Grantor)

Signature Sara Ballard

Print Name Sara Ballard

JOSEPH P. WILLIAMS
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires July 20, 2012

STATE OF Massachusetts)
COUNTY OF Middlesex)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named Sara Ballard, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by [him/her] for the purposes therein contained by signing [his/her] name.

WITNESS my hand and seal in the aforesaid state and county this 11th day of January 2006.

Joseph P. Williams
Notary Public

My Commission Expires: 7/20/12

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of January 2006.

(Grantor)

Signature Robin A Cooper

Print Name Robin A Cooper



STATE OF Ky)
COUNTY OF Jefferson)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named ROBIN A. COOPER to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by [him/her] for the purposes therein contained by signing [his/her] name.

WITNESS my hand and seal in the aforesaid state and county this 6th day of January 2006.

Ann Carlarne
Notary Public

My Commission Expires: 3-14-06

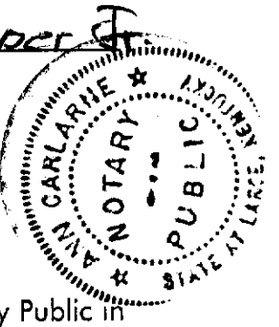
Ann Carlarne
Notary Public, State at Large, KY
My commission expires March 14, 2006

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of January 2006.

(Grantor)

Signature _____

Print Name William F. Cooper Jr.



STATE OF Kentucky)
COUNTY OF Jefferson)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named WILLIAM COOPER, JR. to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by [him/her] for the purposes therein contained by signing [his/her] name.

WITNESS my hand and seal in the aforesaid state and county this 6th day of January 2006.

Ann Carlarne
Notary Public

My Commission Expires: 3-14-06

Ann Carlarne
Notary Public, State at Large, KY
My commission expires March 14, 2006

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of January 2006.

(Grantor)

Signature Robin Cooper Covitt

Print Name Robin Cooper Covitt

STATE OF Kentucky)
COUNTY OF Jefferson)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named ROBIN COOPER COVITT, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by [him/her] for the purposes therein contained by signing [his/her] name.

WITNESS my hand and seal in the aforesaid state and county this 6th day of January 2006.

Ann Carlarne
Notary Public

Ann Carlarne
Notary Public, State at Large, KY
My commission expires March 14, 2006

My Commission Expires: 3-14-06

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of January 2006.

(Grantor)

Signature Roderick H. Cooper

Print Name Roderick H. Cooper

STATE OF Kentucky)
COUNTY OF Jefferson)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named RODERICK COOPER, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by [him/her] for the purposes therein contained by signing [his/her] name.

WITNESS my hand and seal in the aforesaid state and county this 6th day of January 2006.

Ann Carlarne
Notary Public

My Commission Expires: 3-14-06

Ann Carlarne
Notary Public, State at Large, KY
My commission expires March 14, 2006

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of January, 2006.

(Grantor)

Signature Roderick H. Cooper attorney in Fact
Callie Virginia Smith Granade
By Roderick H. Cooper, Attorney in Fact pursuant to that certain Limited Power of Attorney dated January 10, 2006, recorded as Instrument Number X, Register of Deeds for Davidson County, Tennessee.

X 20060119-0007438

State of Tennessee)
County of Davidson)

On this 18th day of January, 2006, before me personally appeared Roderick H. Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Callie Virginia Smith Granade, and who acknowledged that he executed the same as the free act and deed of Callie Virginia Smith Granade.

WITNESS my hand and seal in the aforesaid state and county this 18th day of January, 2006.

Loretta B. Lane
Notary Public

My Commission Expires: 11-14-09

LORETTA B. LANE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of January 2006.

(Grantor)

Signature _____

Print Name MILTON A. COOPER

STATE OF Kentucky)
COUNTY OF Jefferson)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named MILTON COOPER, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by [him/her] for the purposes therein contained by signing [his/her] name.

WITNESS my hand and seal in the aforesaid state and county this 6th day of January 2006.

Ann Carlarne
Notary Public

Ann Carlarne
Notary Public, State at Large, KY
My commission expires March 14, 2006

My Commission Expires: 3-14-06

SCHEDULE A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lots Nos. 98, 99, 100, and 101 in Block 9, Division "B", in the Plan of the Murphy Land Company, which plan is registered in Book 161, page 126, of Register's Office for Davidson County, Tennessee, and which lots or parcels of land are more particularly described as follows:

Beginning at northeast corner of Murphy and Arena Avenues; running thence northwardly with the east margin of Arena Avenue one hundred and sixty feet to Arena Place; thence eastwardly with Arena Place two hundred feet to the southwest corner of Arena Place and Boyd Avenue; thence southwardly with the west margin of Boyd Avenue one hundred and sixty feet to the northwest corner of Boyd and Murphy Avenues; and thence with the north margin of Murphy Avenue two hundred feet to the beginning.

Being the same property conveyed to the Mayor and City Council of Nashville, a corporation by deed from Anna H. Murphy of record in Book 339, page 494, said Register's Office, which deed recites that when the property is no longer used for school purposes title thereto reverts to Anna H. Murphy and her heirs, the said Anna H. Murphy having since died. Said property was abandoned for use as school purposes by instrument of record as Instrument No. 20050707-0078753, said Register's Office. The heirs at law of Anna H. Murphy are Sidney Ann Smith Baker, Callie Virginia Smith Granade, Sara Smith Ballard, Robin Cooper Covitt, William F. Cooper, Jr., Roderick H. Cooper, Rose R. Cooper Bush, Robin A. Cooper, and Milton A. Cooper, as established by Affidavit of Heirship of record as Instrument No. _____, said Register's Office.

This is improved property known as the Murphy School Property.

*20060119-0007437

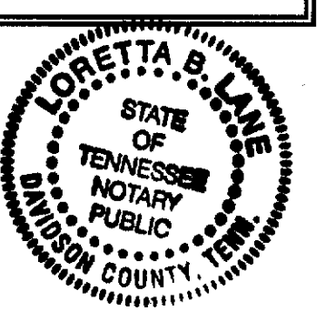
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this 18th day of January, 2006.

Notary Public
My Commission Expires: 11-14-09



SCHEDULE B

ENCUMBRANCES

1. Davidson County Real Property Taxes for 2006, which have been prorated and assumed by the Grantee.

45290308.1