FROM: MetroCenter Properties, Inc., a Delaware corporation
TO: Saint Cecilia Congregation, a Tennessee Not for Profit Corporation

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Saint Cecilia Congregation 801 Dominican Drive Nashville, Tennessee 37228	(same)	Map 81-4 Parcels 10, 11, 12, 14 through 18 and Map 81-8 Parcel 6

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $104,282.64.

Davidson County DEEDWARR
Recvd: 09/27/06 10:36 4 pgs
Fees:23.00 Taxes:385.85
20060927-0119438

Shelby Moffield
Affiant

Subscribed and sworn to before me, this the 26th day of September, 2006.

Jeanette L. Ramer
Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MetroCenter Properties, Inc., a Delaware corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Saint Cecilia Congregation, a Tennessee Not for Profit Corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. I:
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, at the intersection of the southerly right-of-way line of Dominican Drive, and the easterly right-of-way line of Alley Number 523, said existing iron rod 1265366.1 Northing: 675,621.91; Easting: 1,731,464.68; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the easterly right-of-way line of Alley Number 523 with the southerly right-of-way line of Dominican Drive, North 74 deg. 10 min. 48 sec. East, 184.69 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 41.45 feet, the central angle of which is 94 deg. 59 min. 28 sec., the radius of which is 25.00 feet, the chord of which is South 58 deg. 19 min. 28 sec. East, 36.86 feet to an "X" in concrete, at the intersection with Delta Avenue;

Thence leaving the southerly right-of-way line of Dominican Drive, with the westerly right-of-way line of Delta Avenue, South 10 deg. 49 min. 44 sec. East, 268.72 feet to an iron rod set, at the intersection with the northerly right-of-way line of Goff Street;

Thence leaving the westerly right-of-way line of Delta Avenue, with the northerly right-of-way line of Goff Street, South 74 deg. 37 min. 33 sec. West, 195.51 feet to an iron rod set, at the intersection with the easterly right-of-way line of Alley Number 523;

Thence leaving the northerly right-of-way line of Goff Street, with the easterly right-of-way line of Alley Number 523, North 14 deg. 00 min. 21 sec. West, 70.00 feet to an iron rod set, at the intersection with the southerly right-of-way line of an unnumbered alley;

Thence leaving the easterly right-of-way line of Alley Number 523, with the southerly right-of-way line of said unnumbered alley, North 73 deg. 10 min. 32 sec. East, 78.00 feet to an existing iron rod at the intersection with the easterly terminus of said unnumbered alley;

Thence leaving the southerly right-of-way line of said unnumbered alley with the easterly terminus of said unnumbered alley, North 14 deg. 00 min. 21 sec. West, 6.66 feet to an iron rod set, at the intersection with the northerly right-of-way line of said unnumbered alley;

Thence leaving the easterly terminus of said unnumbered alley with the northerly right-of-way line of said unnumbered alley, South 73 deg. 10 min. 32 sec. West, 78.00 feet to an iron rod set, at a corner common with the easterly right-of-way line of Alley Number 523;

Thence leaving the northerly right-of-way line of said unnumbered alley, with the easterly right-of-way line of Alley Number 523, North 14 deg. 00 min. 21 sec. West, 24.93 feet to an iron rod set, at a corner common with the property of the Metro Government BT Back Tax Sale, as of record in Instrument Number: 20021112-0139989, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley Number 523, with the southerly property line of Metro Government BT Back Tax Sale, North 73 deg. 10 min. 32 sec. East, 95.15 feet to an existing iron rod;

Thence with the easterly property line of Metro Government BT Back Tax Sale, North 14 deg. 00 min. 21 sec. West, 25.00 feet to an iron rod set;

Thence with the northerly property line of Metro Government BT Back Tax Sale, South 73 deg. 10 min. 32 sec. West, 95.15 feet to an existing iron rod in the easterly right-of-way line of Alley Number 523;

Thence with the easterly right-of-way line of Alley Number 523, North 14 deg. 00 min. 21 sec. West, 166.92 feet to the **POINT OF BEGINNING**. Containing 56,877 square feet or 1.306 acres more or less.

Tract No. II

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Clay Street, at a corner common with the property of Top Motors, Inc., as of record in Deed Book 5146, Page 606, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 675,041.72; Easting: 1,731,665.05; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the northerly right-of-way line of Clay Street, with the easterly property line of Top Motors, Inc., North 10 deg. 51 min. 32 sec. West, 169.93 feet to an existing iron rod, in the southerly right-of-way line of Alley Number 489;

Thence with the southerly right-of-way line of Alley Number 489, North 74 deg. 47 min. 30 sec. East, 74.91 feet to an existing iron rod, at a corner common with the property of Robert W. Ingham, Et Ux, as of record in Deed Book 6400, Page 622, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Alley Number 489, with the westerly property line of Robert W. Ingham, Et Ux, South 10 deg. 35 min. 36 sec. East, 169.91 feet to an existing iron rod in the northerly right-of-way line of Clay Street;

Thence with the northerly right-of-way line of Clay Street, South 74 deg. 43 min. 51 sec. West, 74.12 feet to the **POINT OF BEGINNING**. Containing 12,622 square feet or 0.290 acres more or less.

Tract Nos. I and II being part of the property conveyed to MetroCenter Properties, Inc., a Delaware corporation, by deed from MetroCenter, Inc., a Tennessee corporation, of record as Instrument No. 20011016-0112581, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2006 Metropolitan Government Taxes.

2. Drainage and Slope easement of record in Book 3433, pages 635 and 637, said Register's Office.

3. Anchor easement of record in Book 4892, page 307, said Register's Office.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (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.

WITNESS its hand this 25 day of September, 2006.

METROCENTER PROPERTIES, INC., a Delaware corporation

BY: _____

TITLE: President

STATE OF TEXAS)
COUNTY OF Dallas)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert Alpert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged Robert Alpert to be President of MetroCenter Properties, Inc., the within named bargainor, a Delaware corporation, and that Robert Alpert as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Robert Alpert as President.

Witness my hand and seal, at office in Dallas, Texas, this the 25 day of September, 2006.

CARYN L. PEEPLES NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-30-2006

_____
NOTARY PUBLIC

My Commission Expires: _____

1265297.1