Davidson County DEEDWARR
Recvd: 10/03/06 10:27 2 pgs
Fees:13.00 Taxes:4580.60

20061003-0122222

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,238,000.00.

B Maxey
Affiant

Subscribed and sworn to before me, this the 29th day of September, 2006. Prophet
Notary Public

My commission expires: 1-26-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Landis Properties, LLC	NEW OWNER	104-08-233.00
2047 24th Ave. So.		104-08-234.00
Nashville, TN 37212		104-08-235.00

FOR AND IN 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 ACKNOWLEDGE, WE,

International English Institute Foundation, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Landis Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Being part of Lot No. 36 in O.B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, Page 87, Register's Office for said County, described as follows: Beginning at the northeast corner of 16th Avenue South, formerly Belmont Avenue, and Horton, formerly Weston Avenue; thence with the northerly margin of said Horton Avenue, eastwardly 146 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 60 feet; thence westwardly and parallel with said Horton Avenue 146 feet, more or less, to the easterly margin of said 16th Avenue South; thence southwardly with the easterly margin of said 16th Avenue South, 60 feet to the beginning.

Tract 2:
Being part of Lot No. 36 in O.B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, Page 87, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue, as widened, 110 feet north of the southwest corner of said lot; thence with the easterly margin of said Avenue northerly 60 feet; thence easterly, parallel to the south line of said lot, 146 feet more or less, to the westerly margin of an alley; thence with the margin of said alley, southerly 60 feet; thence westerly 146 feet more or less to the beginning.

Tracts 1 and 2:
Being all of the same property conveyed to International English Institute Foundation, Inc., a Tennessee Corporation by deed from Valere Potter Menefee, of record in Instrument No. 20010802-0082413, Register's Office for Davidson County, Tennessee.

Tract 3:
Land in Davidson County, Tennessee, being the Southerly 100 feet of the northerly 160 feet of the westerly 150 feet of Lot No. 36 on the Map of O.B. Hayes Plan of Large Lots, of record in Book 21, Page 87, Register's Office for said County. Said part of said lot No. 36 fronts 100 feet on the easterly side of 16th Avenue South, formerly Belmont Boulevard, and runs back between parallel lines 150 feet, more or less, to an alley.

Being all of the same property conveyed to International English Institute Foundation, Inc., a Tennessee Corporation by deed from Valere Potter Menefee, of record in Instrument No. 200007060067264 and corrected in Instrument No. 200007190071262, Register's Office for Davidson County, Tennessee.

Subject to all matters as set out on survey by Alley & Associates, Inc., dated 9-26-06, certified by James J. Cross, Tennessee License No. 2468.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

These are improved properties known as: 1226, 1302 & 1304 16th Avenue South, Nashville, TN 37212

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hand(s) this 29th day of September, 2006.

International English Institute Foundation, Inc., a Tennessee Corporation

Anderson Clark Ex. Dir.

By: Anderson Clark, Executive Director

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Anderson Clark, the Executive Director of International English Institute Foundation, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Executive Director of International English Institute Foundation, Inc. , the within bargainor, and corporation, and that he as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Anderson Clark, the Executive Director of International English Institute Foundation, Inc.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 29th **day of** September, 2006.

Prophet

Notary Public

My Commission Expires: 1.26.08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY