Davidson County DEEDWARR
Recvd: 12/12/06 15:51 3 pgs
Fees:18.00 Taxes:136.90
20061212-0153479

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FROM: Robert W. Ingham and Marcia A. Ingham

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 81-8 Parcel 5

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 $37,000.00.

Sister Christine Bova, O.P.
Affiant

Subscribed and sworn to before me, this the 12th day of December, 2006.

Jeanette L. Ramer
Notary Public

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

My Comm. Expires: 7/21/07

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, Robert W. Ingham and wife, Marcia A. Ingham, hereinafter called "GRANTORS", have bargained and sold, and by these presents do 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:

> Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey made by cherry Land Surveying, Inc., dated November 16, 2006, Job No. 06301, as follows;
>
> Beginning at an "X" in concrete at the intersection of the northerly right-of-way line of Clay Street, and the westerly right-of-way line of Delta Avenue, said "X" in concrete being located at Northing: 675,074.26; Easting: 1,731,784.22; on the State Plane Coordinate System NAD-83 (1990);
>
> Thence leaving the westerly right-of-way line of Delta Avenue, with the northerly right-of-way line of Clay Street, South 74 deg 43 min 51 sec West, 49.41 feet to an existing iron rod, at a corner

common with the property of Metrocenter Properties, Inc., as of record in Instrument Number: 20011016-0112581, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Clay Street, with the easterly property line of Metrocenter Properties, Inc., North 10 deg 35 min 36 sec West, 169.91 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 37 min 44 sec East, 49.41 feet to an existing iron rod, at the intersection with the westerly right-of-way line of Delta Avenue;

Thence leaving the southerly right-of-way line of Alley Number 489, with the westerly right-of-way line of Delta Avenue, South 10 deg 35 min 36 sec East, 170.00 feet to the POINT OF BEGINNING. Containing 8,369 square feet or 0.192 acres more or less.

Being the same property conveyed to Robert W. Ingham and wife, Marcia A. Ingham, by deed from Charles Resha and wife, Jenny Resha, of record in Book 6400, page 622, 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.

This is improved property known as 824 Clay Street, Nashville, Tennessee 37208.

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 GRANTORS further covenant and bind themselves, their heirs 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 GRANTORS (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 our hand this 12th day of December, 2006.

Robert W. Ingham

Marcia A. Ingham

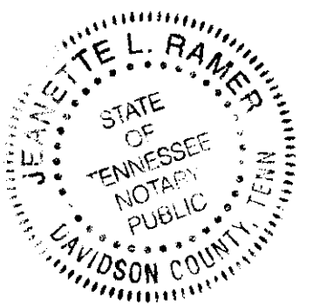
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Ingham and Marcia A. Ingham, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of December, 2006.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07



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