GENERAL WARRANTY DEED

TO:	Harding Academy	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	Beth E. Ambrose	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Harding Academy 170 Windsor Drive Nashville, TN 37205	Same	Map 129-10, Parcel 90 Map 129-10, Parcel 92 Map 129-11, Parcel 10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,100,000.00.

W. Bin Reames
Affiant

Sworn to and subscribed before me, this 29 day of March, 2007.

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Traci Henry
Notary Public

My Commission Expires: 3-20-10

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beth E. Ambrose, Trustee** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Harding Academy** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's right, title and interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his successors and assigns, forever in fee simple. Said real property is conveyed subject to all matters set forth in Exhibit B attached hereto and incorporated herein by reference.

Seller further covenants and binds himself, his representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors 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.

Davidson County DEEDWARR
Recvd: 03/30/07 15:53 5 pgs
Fees:28.00 Taxes:4070.00
20070330-0038506

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 29th day of March, 2007.

SELLER:

Beth E. Ambrose, Trustee

Beth E. Ambrose, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Beth E. Ambrose, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of March, 2007.

Traci Henry

Notary Public

My Commission Expires:

3-20-10

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Traci Henry
Commission Expires
March 20, 2010
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

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

Beginning at an iron rod set at the intersection of the southeasterly right-of-way line of Brookmont Terrace, and the westerly right-of-way line of Harding Pike, said iron rod set being located at Northing: 640,406.38; Easting: 1,705,003.99; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the southeasterly right-of-way line of Brookmont Terrace, with the westerly right-of-way line of Harding Place, with a curve to the left, along an arc length of 581.11 feet the central angle of which is 12° 31 min 59 sec, the radius of which is 2656.60 feet, the chord of which is South 35° 16 min 54 sec West, 579.96 feet to an iron rod set;

Thence South 65° 18 min 00 sec East, 10.03 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 98.00 feet, the central angle of which is 02° 07 min 18 sec, the radius of which is 2646.60 feet, the chord of which is South 27° 58 min 14 sec West, 98.00 feet to an iron rod set;

Thence South 26° 54 min 00 sec West, 458.50 feet to an iron rod set, at a corner common with the property of the Metro Government, as of record in Deed Book 635, Page 795, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Harding Pike, with the northerly property line of the Metro Government, North 81° 32 min 25 sec West, 253.35 feet to an iron rod set in the southeasterly right-of-way line of Brookmont Terrace;

Thence with the southeasterly right-of-way line of Brookmont Terrace, with a curve to the right, along an arc length of 109.77 feet, the central angle of which is 36° 20 min 00 sec, the radius of which is 173.10 feet, the chord of which is North 07° 21 min 00 sec East, 107.94 feet to an existing railroad spike;

Thence North 25° 31 min 00 sec East, 101.20 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 250.35 feet, the central angle of which is 22° 57 min 00 sec, the radius of which is 625.00 feet, the chord of which is North 14° 02 min 30 sec East, 248.68 feet to an existing railroad spike;

Thence North 02° 34 min 00 sec East, 132.50 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 331.61 feet, the central angle of which is 76° 00 min 00 sec, the radius of which is 250.00 feet, the chord of which is North 40° 34 min 00 sec East, 307.83 feet to an existing railroad spike;

Thence North 78° 34 min 00 sec East, 26.20 feet to an existing railroad spike;

Thence with a curve to the left, along an arc length of 311.02 feet, the central angle of which is 08° 37 min 00 sec, the radius of which is 2068.10 feet, the chord of which is North 74° 15 min 30 sec East 310.73 feet to an existing pk nail;

Thence with a curve to the right, along an arc length of 70.09 feet, the central angle of which is 04° 20 min 30 sec, the radius of which is 925.00 feet, the chord of which is North 72° 07 min 15 sec East, 70.08 feet to an existing railroad spike;

Thence North 80° 36 min 30 sec East, 116.11 feet to the POINT OF BEGINNING. Containing 333,294 square feet or 7.651 acres more or less.

Being the same property conveyed to Frances B. Eatherly by deed as of record in Instrument Number: 20020617-0072928, at the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Beth E. Ambrose, Trustee by Frances B. Eatherly by deed of record in Instrument Number 20070205-0014897. And being the same property subject to that deed of correction in Instrument Number 20070205-0014895.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2007, a lien, not yet due and payable.

2. Subject to matters shown on the survey of R. Scot Cherry dated March 26, 2007, including, without limitation, the encroachment of a gas line and the easements retained by the Metropolitan Government for Nashville and Davidson County, Tennessee, in the portion of Old Highway 70 that has been closed.