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Davidson County DEEDWARR
Recvd: 08/23/07 14:24 5 pgs
Fees:28.00 Taxes:4070.00
20070823-0101042

This Instrument Prepared By:
John M. Brittingham
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Tennessee Voices for Children, Inc. Attn: Ms. Charlotte Bryson 701 Bradford Avenue Nashville, TN 37204	same	Map 105 14 0 225.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, 701 BRADFORD AVENUE LLC, a Tennessee limited liability company, the Grantor herein, has bargained and by these presents does transfer and convey unto TENNESSEE VOICES FOR CHILDREN, INC., a Tennessee not-for-profit corporation, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land located in the City of Berry Hill, Davidson County, Tennessee and being located at the southwest quadrant of the intersection of Bradford Avenue and White Avenue. Said tract being Lot 1 as shown on the Plat of Melpark Subdivision, Section Four, of record in Plat Book 6250, page 803, Register's Office for Davidson County and being more particularly described as follows:

Beginning at an iron pin in the south margin of Bradford Avenue, said pin being the northeast corner of the property conveyed to Carl B. Parker, Jr., of record in Deed Book 5782, page 979, Register's Office for Davidson County, Tennessee; thence, with said margin of Bradford Avenue, N 71 deg. 04 min. 00 sec. E, a distance of 135.21 feet to a point; thence, with a curve to the right, having a central angle of 90 deg. 06 min. 00 sec., a radius of 25.00 feet, an arc length of 39.31 feet, and a chord of S 63 deg. 53 min. 00 sec. E, for a distance of 35.39 feet to a point in the west margin of White

Avenue; thence, with said margin of White Avenue, S 18 deg. 50 min. 00 sec. E, a distance of 158.71 feet to an iron pin, said pin being the northeast corner of the property conveyed to Frank C. Davis, of record in Deed Book 5435, page 518, Register's Office for Davidson County, Tennessee; thence, with said Davis and with the north line of the property conveyed to John C. Lovell, of record in Deed Book 6933, page 815, Register's Office for Davidson County, S 71 deg. 04 min. 00 sec. W. a distance of 161.33 feet to a P-K nail, said nail being the southeast corner of said Carl B. Parker, Jr.; thence, with said Parker, N 18 deg. 30 min. 00 sec. W a distance of 183.75 feet to the point of beginning, containing 29,409 square feet or 0.67 acres, more or less.

Being the same property conveyed to 701 Bradford Avenue LLC, by deed dated May 6, 1997, of record in Book 10444, page 760, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Bradford Avenue, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to matters set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR DOES further covenant and bind itself, its successors, assigns and legal representatives to warrant specially and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

WHENEVER USED, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of August, 2007.

701 BRADFORD AVENUE LLC, a Tennessee limited liability company

By: John Groomes

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth Gracyalny of the state and county aforesaid, personally appeared John Groomes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument), of 701 Bradford Avenue LLC, the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of August, 2007.

Elizabeth Gracyalny

Notary Public

My Commission Expires: 1/26/08

ELIZABETH GRACYALNY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $1,100,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Charlotte Brogan

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 22nd day of August, 2007.

Notary Public
My Commission Expires: 1-3-2011

TINA L. BOONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

EXHIBIT A

Permitted Exceptions

1. Taxes and assessments for the year 2007 , a lien, but not yet due and payable. Map 105-14, Parcel 225.

2. All matters as shown on plat of record in Plat Book 6250, page 803, Register's Office for Davidson County, Tennessee.

3. All matters of survey by Crawford Land Surveying, P.C. dated August 20, 2007.