THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20963-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tennessee School Boards Association 525 Brick Church Park Drive Nashville, TN 37207	New Owner	Map 060 Parcel 100

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, WILLIAM H. HAWKINS, TRUSTEE with full power to transfer, sell, convey, mortgagee or otherwise encumber without the joinder of any beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to TENNESSEE SCHOOL BOARDS ASSOCIATION, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot 17 on the Plan of Resubdivision of Lots 1, 2, and 11, Brick Church Business Park, Phase Two of record in Book 8250, Page 379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to Charles Hawkins, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by Deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation, and Robert F. Lance and wife, Lyde C. Lance, of record in Book 7265, Page 969, Register's Office for Davidson County, Tennessee. Charles W. Hawkins, III having since died on June 16, 2004. William H. Hawkins was appointed as Successor Trustee by Appointment of Successor Trustee of record in Instrument Number 20040930-0117780, said Register's Office.

THIS is improved property, known as 525 Brick Church Park Drive, Nashville, Tennessee 37207.

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 covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind himself, his successors and assigns, to warrant 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 the said Grantor.

Davidson County DEEDWARR
Recvd: 12/03/07 08:37 3 pgs
Fees:18.00 Taxes:3616.75
20071203-0139397

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 29th day of November 2007.

William H Hawkins, Trustee

William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgagee or otherwise encumber without the joinder of any beneficiary

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 William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of November 2007



Jennifer L. Johnson
Notary Public
My commission expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $977,500.00

Tammy Brison, Executive Director
Affiant

Subscribed and sworn to before me this
29 day of November 2007.



Jennifer L. Johnson
Notary Public
My commission expires 3/7/2011

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2008 and subsequent years, not yet due and payable.
2. Matters shown on the Plan of record in Book 8250, Page 379, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 6695, Page 60, said Register's Office.
4. Deeds of Conveyances for water and sewerage services of record in Book 7893, Page 459, Book 8664, Page 92, and Book 8664, Page 97, said Register's Office.
5. Easement Agreement to allow maintenance of a concrete drainage swale on a portion of Lot 17 of record in Book 9820, Page 805, said Register's Office.
6. Restrictive Covenants of record in Book 8255, Page 536, and Book 9338, Page 19, said Register's Office.
7. Matters shown on the Survey of Map 60, Parcel 100, Lot 17 Resubivision of Lots 1, 2, and 10 Brick Church Business Park Phase Two, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated November 19, 2007, and last revised November 28, 2007, as Job Number 07276BB.