Davidson County DEEDWARR
Recvd: 04/09/08 13:46 6 pgs
Fees:28.00 Taxes:9250.00
20080409-0035975

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

File No. 20751-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
The Rape and Sexual Abuse Center 101 French Landing Drive Nashville, TN 37228	New Owner	Map 081-04 Parcels 197 and 118

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, TENNESSEE SCHOOL BOARDS ASSOCATION, a Tennessee corporation, as to a fifty percent (50%) interest, and the TRUSTEES OF THE TENNESSEE RISK MANAGEMENT TRUST, formerly the TSBA Risk Management Trust, as to a fifty percent (50%) interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey to THE RAPE AND SEXUAL ABUSE CENTER, a Tennessee nonprofit corporation, hereinafter called the Grantee, their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot Two Metrocenter, Tract 10A and Tract 1, as of record in Book 7900, Page 848, Register's Office for Davidson County, Tennessee, also containing part of 3rd Avenue North closed by Ordinance No. 097-764, and being more particularly described according to an ALTA/ACSM Survey, prepared by R. Scot Cherry, Registered Land Surveyor, Tennessee No. 1512, Cherry Land Surveying, Inc., dated October 8, 2007, as follows:

BEGINNING at an existing iron rod on the easterly right-of-way line of French Landing Drive, 84 feet in width, at a corner common with Lot No. 1 of the Resubdivision of part of Block "E", Section 1, Metrocenter, Tract 10A, of record in Book 7900, Page 389, Register's Office for Davidson County, Tennessee; thence, leaving the easterly right-of-way line of French Landing Drive, with the southerly lot line of said Lot No. 1, South 55 deg. 37 min. 09 sec. East, 237.11 feet to an existing iron rod at the Southwest corner of Lot No. 1 on the Resubdivision of Lot 1, Metrocenter Tract 10A and Tract 1, of record in Instrument No. 20070301-0025435, Register's Office for Davidson County, Tennessee; thence, with the southerly lot line of said Lot 1 for the following three calls: 1) South 55 deg. 41 min. 15 sec. East, 210.24 feet to an existing iron rod; 2) North 58 deg. 08 min. 35 sec. East, 105.20 feet to an existing iron rod; 3) South 43 deg. 46 min. 58 sec. East, 208.63 feet to an existing iron rod on the westerly property line of James E. and Peony P. Brown, of record in Instrument No. 20020110-0004073, Register's Office for Davidson County, Tennessee; thence, with the westerly property line of James E. and Peony P. Brown, South 44 deg. 49 min. 07 sec. West, 147.13 feet to a point on the northerly right-of-way line of 3rd Avenue North, width varies; thence, with the westerly right-of-way line of 3rd Avenue North for the following three calls: 1) South 44 deg. 49 min. 07 sec. West, 18.64 feet to an existing iron rod; 2) North 43 deg. 16 min. 26 sec. West, 4.65 feet to an existing iron rod; 3) South 45 deg. 17 min. 16 sec. West, 115.91 feet to an iron rod set on the northerly right-of-way line of Dominican Drive, 60 feet in width; thence, with the northerly right-of-way line of Dominican Drive for the following two calls: 1) With a curve to the left having a radius of 487.54 feet, a curve length of 104.86 feet and a chord bearing and distance of South 86 deg. 50 min. 25 sec. West, 104.66 feet to an existing iron rod; 2) With a curve to the left having a radius of 530.00 feet, a curve length of 7.69 feet and a chord bearing and distance of South 81 deg. 02 min. 20 sec. West, 7.69 feet to an existing iron rod; thence, with a radius return to French Landing Drive having a radius of 150.00 feet, a curve length of 221.69 feet and a chord bearing and distance of North 57 deg. 49 min. 46 sec. West, 202.06 feet to an existing iron rod on the easterly right-of-way line of French Landing Drive; thence, with the easterly right-of-way line of French Landing Drive for the following two calls: 1) North 15 deg. 29 min. 20 sec. West, 390.67 feet to an existing iron rod; 2) With a curve to the right having a radius of 458.00 feet, a curve length of 67.51 feet and a chord bearing and distance of North 11 deg. 15 min. 57 sec. West, 67.45 feet to the point of BEGINNING, containing 162,750 square feet or 3.736 acres, more or less.

BEING the same property conveyed to Tennessee School Boards Association, a Tennessee corporation, as a tenant in common holding a fifty (50%) percent interest and the Trustees of the

TSBA Risk Management Trust and their successors in office as a tenant in common holding a fifty (50%) percent interest from BRJ Real Estate Management Company, Inc., a Georgia corporation, of record in Instrument No. 20040223-0020028, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 101 French Landing Drive, Nashville, Tennessee 37228.

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, their successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed this 7 day of April 2008.

TENNESSEE SCHOOL BOARDS ASSOCIATION
A Tennessee corporation

By: Tammy Grissom, TSBA Executive Director
Tammy Grissom, Executive Director

TENNESSEE RISK MANAGEMENT TRUST

By: John Wilburn, Trust Administrator
John Wilburn, Trust Administrator

By_____
Mark Farley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Tammy Grissom with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executive Director of Tennessee School Boards Association, a Tennessee corporation, and who further acknowledged that she, as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Executive Director for the said corporation.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of April 2008

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

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TSBA Risk Management Trust and their successors in office as a tenant in common holding a fifty (50%) percent interest from BRJ Real Estate Management Company, Inc., a Georgia corporation, of record in Instrument No. 20040223-0020028, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 101 French Landing Drive, Nashville, Tennessee 37228.

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, their successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed this 7 day of April 2008.

TENNESSEE SCHOOL BOARDS ASSOCIATION
A Tennessee corporation

By:_____
Tammy Grissom, Executive Director

TENNESSEE RISK MANAGEMENT TRUST

By:_____
John Wilburn, Trust Administrator

By Mark Farley
Mark Farley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Tammy Grissom with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executive Director of Tennessee School Boards Association, a Tennessee corporation, and who further acknowledged that she, as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Executive Director for the said corporation.

WITNESS my hand and official seal at Nashville, Tennessee, this _____ day of April 2008

_____
Notary Public
My commission expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared John Wilburn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trust Administrator of Tennessee Risk Management Trust, and who further acknowledged that he, as such Trust Administrator, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Trust Administrator for the said trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of April 2008



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

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Farley, Trustee, 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 _____, Tennessee, this ___day of April 2008.

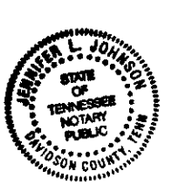
_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00

_____
Affiant

Subscribed and sworn to before me this
7 day of April 2008.



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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared John Wilburn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trust Administrator of Tennessee Risk Management Trust, and who further acknowledged that he, as such Trust Administrator, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Trust Administrator for the said trust.

WITNESS my hand and official seal at Nashville, Tennessee, this _____ day of April 2008

_____
Notary Public
My commission expires:_____

STATE OF TENNESSEE
COUNTY OF White

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Farley, Trustee, 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 Sparta, Tennessee, this 8th day of April 2008.

MARTHA JANE BENNETT STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

Martha Jane Bennett
NOTARY PUBLIC
My Commission Expires: March 23, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00

_____
Affiant

Subscribed and sworn to before me this
____ day of April 2008.

_____
Notary Public
My commission expires _____

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2008 and subsequent years, not yet due and payable which have been prorated and assumed by the Grantee.
2. Matters shown on the Plan of record in Book 7900, Page 848 and 849, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7487, Page 952, said Register's Office.
4. Restrictive Covenants contained in instrument of record in Book 5242, Page 389, modified in Book 5792, page 787, and Restrictions in Book 7012, page 61, in Book 9382, page 56, in Book 9420, page 176, and in Book 9546, page 694, said Register's Office.
5. Rights retained by Metropolitan Government of Nashville, Davidson County, Tennessee, pursuant to Ordinance No. 097-764, which closes a portion of Third Avenue North.
6. Certificate of Correction of record in Book 9528, page 305,said Register's Office.
7. Matters as shown on the ALTA/ACSM Land Title Survey by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. No. 1512, dated October 8, 2007, as Job Number 07230BB.