| THIS INSTRUMENT PREPARED BY:<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 28998-08-2009**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>**2000 Richard Jones Road, Suite 110**<br>**Nashville, TN 37215**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 16th day of September, 2009.<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

# WARRANTY DEED

| **Address New Owner:**<br>Montgomery Bell Academy of the University of Nashville<br>4001 Harding Road<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>Montgomery Bell Academy of the University of Nashville<br>Attn: Samuel E. Jackson<br>4001 Harding Road<br>Nashville, TN 37205 | **Tax Information:**<br>Map and Parcel No.:<br>104 13 0 012.00 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Davis, LLC**, a Tennessee Limited Liability Company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Montgomery Bell Academy of the University of Nashville** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 218 Cantrell Avenue, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16th day of September, 2009.

Joseph C. Davis, LLC, a Tennessee Limited Liability Company

BY: Dennis W. Petty
Chief Manager

BILL GARRETT, Davidson County
Trans:T20090064107 DEEDWARR
Recvd: 09/18/09 14:49 2 pgs
Fees:13.00 Taxes:2775.00
20090918-0087446

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Dennis W. Petty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Chief Manager of Joseph C. Davis, LLC, a Tennessee Limited Liability Company the within named bargainor, and that as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Joseph C. Davis, LLC, a Tennessee Limited Liability Company by as Chief Manager.

Witness my hand and official seal, at Nashville, Tennessee, 16th day of September, 2009.

Notary Public

My commission expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 49 of Block F on the Plan of Bransford Realty Company's Subdivision of Lots in Whitland Realty Company's Subdivision as of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph C. Davis, LLC, a Tennessee Limited Liability Company by deed dated October 16, 2008 from Scott L. Holder and wife, Suzanne R. Holder of record in Instrument No. 20081027-0106936 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 53, Register's Office for Davidson County, Tennessee.
3. Order Granting Variance in side yard requirements for construction of carport recorded in Instrument No. 20040211-0016710, Register's Office for Davidson County, Tennessee.