THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28959-08-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me this 1st day of October, 2009. Notary Public 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: Montgomery Bell Academy of The University of Nashville 4001 Harding Road Nashville, TN 37205	**Send Tax Bills To:** Montgomery Bell Academy of The University of Nashville Attn: Samuel Jackson 4001 Harding Road Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 09116023000

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, **Buddy W. Bornstein,*** ("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.

*unmarried

This is improved property located at 300 42nd Avenue North, Nashville, TN 37209

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 1st day of October, 2009.

Buddy W. Bornstein

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Buddy W. Bornstein**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2009.

Notary Public

My Commission Expires:

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

My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans: T20090067340 DEEDWARR
Recvd: 10/02/09 15:23 2 pgs
Fees: 13.00 Taxes: 1221.00
20091002-0091905

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 8 on the Plat of W.L. Hailey and Company's Subdivision in West Nashville, as of record in Book 547 page 102, Register's Office for said County.

Said part of Lot No. 8 fronts 50 feet on the easterly side of 42nd Avenue North, formerly First Street, and runs back between parallel lines, with the northerly margin of Nevada Avenue, formerly Third Street, 150 feet to an alley.

Being the same property conveyed to Buddy W. Bornstein and wife, Shirley Bornstein by deed dated June 30, 1983 from Mary O. Blazer of record in Book 6089, page 968, Register's Office for Davidson County, Tennessee. Shirley Bornstein has since died.

This conveyance is made subject to:

1. Taxes for the year 2009 which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 547, page 102, Register's Office for Davidson County, Tennessee.