BILL GARRETT, Davidson County
Trans:T20100019949 DEEDWARR
Recvd: 04/06/10 10:49 6 pgs
Fees:33.00 Taxes:3330.00
20100406-0025577

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MVS)
150 THIRD AVENUE SOUTH
SUITE 2800
NASHVILLE, TN 37201

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Magdalene, Inc. P.O Box 6330-B Nashville, TN 37735	Same	Map 91-15; Parcels 146, 147 and 148

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, HENRY S. HOOD and wife, SARAH J. HOOD ("Grantor"), have this day bargained and sold, and do hereby transfer and convey unto MAGDALENE, INC., a Tennessee non-profit corporation ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its representatives to warrant specially and forever defend the title to said real estate to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit B attached hereto).

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

This is not the principal place of residence of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2010.

HENRY S. HOOD

Sarah J. Hood
SARAH J. HOOD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, HENRY S. HOOD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of April, 2010.

Notary Public

My Commission Expires: 8-23-11

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, SARAH J. HOOD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of April, 2010.

Notary Public

My Commission Expires: 8-23-11

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $900,000.00.

Sandy Stahl, Chair, Magdalene Inc.
Affiant

Subscribed and sworn to before me, this 5th day of April, 2010.

Notary Public

My Commission Expires: 8-23-11

BRENDA REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 2

LAND IN THE 24TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1023 AND 1021, BLOCK 145, SHOWN ON THE PLAN OF WEST NASHVILLE, NO. 1, RECORDED IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST INTERSECTION OF CHARLOTTE AVENUE (OR PIKE) AND 52ND AVENUE NORTH;

THENCE ALONG THE EAST RIGHT OF WAY OF 52ND AVENUE N 2° 09' 37" W, 150.0 FEET TO A NAIL IN THE SOUTH RIGHT OF WAY OF A 25 FOOT ALLEY;

THE ALONG SAID ALLEY N 87° 51' 53" E, 60.0 FEET TO AN IRON PIN;

THENCE LEAVING SAID ALLEY S 2° 09' 37" E, 150.0 FEET TO THE NORTH RIGHT OF WAY OF CHARLOTTE AVENUE;

THENCE ALONG SAID CHARLOTTE AVENUE S 87° 51' 53" W, 60.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.21 ACRE, MORE OR LESS.

PROPERTY DESCRIPTION

TRACT 1

LAND IN THE 24TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 6.2 FEET OF LOT 1017 AND ALL OF LOT 1019, BLOCK 145, SHOWN ON THE PLAN OF WEST NASHVILLE, NO. 1, RECORDED IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH RIGHT OF WAY OF CHARLOTTE AVENUE (OR PIKE) AT A POINT LOCATED 60 FEET EAST OF THE NORTHEAST INTERSECTION OF SAID CHARLOTTE AVENUE AND 52ND AVENUE NORTH;

THENCE LEAVING SAID CHARLOTTE AVENUE N 2° 09' 37" W, 150.0 FEET TO AN IRON PIN IN THE SOUTH RIGHT OF WAY OF A 25 FOOT ALLEY;

THE ALONG SAID ALLEY N 87° 51' 53" E, 31.2 FEET TO AN IRON PIN;

THENCE LEAVING SAID ALLEY S 2° 09' 37" E, 150.0 FEET TO THE NORTH RIGHT OF WAY OF CHARLOTTE AVENUE;

THENCE ALONG SAID CHARLOTTE AVENUE S 87° 51' 53" W, 31.2 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.11 ACRE, MORE OR LESS.

PROPERTY DESCRIPTION

TRACT 3

LAND IN THE 24TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 18.8 FEET OF LOT 1017, BLOCK 145, SHOWN ON THE PLAN OF WEST NASHVILLE, NO. 1, RECORDED IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH RIGHT OF WAY OF CHARLOTTE AVENUE (OR PIKE) AT A POINT LOCATED 91.2 FEET EAST OF THE NORTHEAST INTERSECTION OF SAID CHARLOTTE AVENUE AND 52ND AVENUE NORTH;

THENCE LEAVING SAID CHARLOTTE AVENUE N 2° 09' 37" W, 150.0 FEET TO AN IRON PIN IN THE SOUTH RIGHT OF WAY OF A 25 FOOT ALLEY;

THE ALONG SAID ALLEY N 87° 51' 53" E, 18.8 FEET TO AN IRON PIN;

THENCE LEAVING SAID ALLEY S 2° 09' 37" E, 150.0 FEET TO THE NORTH RIGHT OF WAY OF CHARLOTTE AVENUE;

THENCE ALONG SAID CHARLOTTE AVENUE S 87° 51' 53" W, 18.8 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRE, MORE OR LESS.

Being the same property conveyed to Grantor by warranty deed from Jon Nave University of Cosmetology, Inc., a Tennessee corporation, f/k/a Jon Nave Coiffures, Inc., of record in Instrument No. 20041007-0121469, Register's Office for Davidson County, Tennessee and warranty deed from Charles E. Cooke of record in Instrument No. 20041007-0121467, aforesaid records.

This is improved property known as: 5108, 5122, 5124, 5126 and 5128 Charlotte Avenue, Nashville, Davidson County, TN 37209.

EXHIBIT B

1. Taxes for the year of 2010, a lien not yet due and payable.

2. All matters shown on the Plan of Plan of West Nashville of record in Plat Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.