GENERAL WARRANTY DEED

FROM:	East Academy, Inc.	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
TO:	Fannie Battle Day Home For Children, Inc.	150 3rd Avenue South, Suite 1100 Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Fannie Battle Day Home for Children, Inc. Attn: Director 108 Chapel Avenue Nashville, TN 37206	Same	Map 83-6, Parcel 271

BILL GARRETT, Davidson County
Trans:T20110016137 DEEDWARR
Recvd: 03/18/11 11:38 4 pgs
Fees:23.00 Taxes:3385.50
20110318-0021358

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $915,000.00

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

Affiant

Sworn to and subscribed before me, this 17th day of March, 2011.

My Commission Expires: 3-3-14

Notary Public

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **East Academy, Inc.** (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Fannie Battle Day Home For Children, Inc.** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

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

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 17th day of March, 2011.

SELLER: **East Academy, Inc.**

By: _____

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Bruce, a Notary Public in and for the County and State aforesaid, personally appeared Jim Lehning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of East Academy, Inc., a Tennessee non-profit corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 17th day of March, 2011.

Traci Bruce
Notary Public

My Commission Expires: 3-3-14

TRACI BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Tract 1:

Land in Davidson County, Tennessee, being Lot Nos. 7A, 11A, 12A, 13A, and 14A, on the Plan of Beaumont Place as shown on plat of record in Plat Book 332, page 38 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract 2:

Land in Davidson County, Tennessee, being the westerly one-half of the northerly 100 feet and all of the southerly 100 feet of an alley adjoining the rear lines of the lots described in Tract 1, and being part of Alley No. 750 closed by Council Bill No. 71-1381, Metropolitan Government and Davidson County.

Being the same property conveyed to East Academy, Inc. by deed of record at Instrument No. 20040702-0079365, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2011, a lien, which are not yet due and payable

2. Easements retained pursuant to the closure of Alley 750 closed by Council Bill No. 71-1381, Metropolitan Government of Nashville and Davidson County.