BILL GARRETT, Davidson County
Trans:T20120087096 DEEDWARRSP
Recvd: 11/15/12 08:31 3 pgs
Fees:18.00 Taxes:1720.50
20121115-0105089

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

Box 14
24327-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Hearing Bridges d/b/a Bridges 925 Edgehill Avenue Nashville, TN 37203	New Owner	Map/Parcel # 10505050700

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, THE EDGEHILL CENTER, INC., a Tennessee non-profit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HEARING BRIDGES D/B/A BRIDGES, a Tennessee non-profit corporation, hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 1 on the Plan of Edgehill Estates, Section 1, as of record in Book 4060, Page 188, Register's Office for Davidson County, Tennessee, and described according to a plan recorded May 20, 1969, made by Barge Waggoner and Sumner Engineers, as follows:

Said Lot 1 fronts 303.43 feet on the southerly side of Edgehill Avenue and extends back 261.14 feet on its easterly line and 256.16 feet on its westerly line along the easterly margin of a Pedestrian Walkway or Tenth Avenue South, to the northerly margin of Vernon Avenue, as closed by City Ordinance No. 69-781, and measures 293.74 feet thereon.

Being the same property conveyed to South Street Community Center by deed dated January 20, 1970 from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4402, Page 258, Register's Office for Davidson County, Tennessee; being further conveyed to The Edgehill Center, Inc., by Quitclaim Deed dated February 15, 2007 from The South Street Community Center of record as Instrument No. 20070216-0019856, said Register's Office.

This improved commercial property is also known as 925 Edgehill Avenue, Nashville, Tennessee 37203.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of November, 2012.

THE EDGEHILL CENTER, INC.,
a Tennessee non-profit corporation

By: Gloria Reed-Beene, Exec. Dir.
Gloria Reed-Beene, Executive Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gloria Reed-Beene, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who, upon oath acknowledged herself to be the Executive Director of The Edgehill Center, Inc., the within named bargainor, and that she, as such Executive Director, having the authority to do so, executed the foregoing instrument on behalf of for the purposes therein contained, by signing the name of the non-profit corporation by herself as such Executive Director.

WITNESS my hand, at office this 13th day of November, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Sallie Hussey, President CEO
Affiant

Subscribed and sworn to before me this
13th day of November, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

EXHIBIT "A"
Permitted Exceptions

1. Taxes for the year 2013 and subsequent years, not yet due and payable.

2. Subject to the Plan of record in Book 4060, Page 188, Register's Office for Davidson County, Tennessee.

3. Subject to the Agreement for Dedication of Easement for Water Mains and Appurtenances in Book 10170, Page 592, said Register's Office.

4. Subject to the Covenants and Restrictions as set out in the Deeds in Book 4391, Page 451, and Book 4402, Page 258, said Register's Office.