Davidson County DEEDWARR
Recvd: 06/08/16 16:09 7 pgs
Fees:38.00 Taxes:22200.00
20160608-0058131

This Instrument Prepared By:
Robert J. Barth
Attorney at Law
707 West Ogden Ave.
Hinsdale, IL 60521

Address of New Owner
Due West Towers LLC
c/o Lynn Golden
483 Grand Oaks Drive
Brentwood, TN 37027-5651

Send Tax Bill To:
Same

Map Parcel
51-06/10
51-06/11
51-06/13
51-06/55
51-06/56
51-00/06
51-00/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00.

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2020

Affiant, Charles R. Jones

Subscribed and sworn to before me, this 8th day of June, 2016.

Notary Public

My Commission Expires: 5-5-20

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Institute in Basic Life Principles, Inc.**, an Illinois not-for-profit corporation, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Due West Towers LLC, a Tennessee Limited Liability Company, hereinafter called "GRANTEE," its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The Property includes vacant and improved property know as follows:

Tract 1: 1102 South Graycroft Ave., Madison, TN 37115 (051-06-0 010.00)
Tract 2: 1106 South Graycroft Ave., Madison, TN 37115 (051-06-0 011.00)
Tract 3: 612 Due West Avenue, Madison, TN 37115 (051-06-0 013.00)
Tract 4: 610 Due West Avenue, Madison, TN 37115 (051-06-0 055.00)
Tract 5: 1022 Graycroft Ave., Madison, TN 37115 (051-06-0 056.00)
Tract 6: 1101 Chadwell Drive, Madison, TN 37115 (051-00-0 006.00)
Tract 7: 0 Chadwell Drive, Madison, TN 37115 (051-00-0 007.00)

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and the same is free from all encumbrances unless otherwise herein set out. GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to the said GRANTEE, its 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.

WITNESS my hand this, the 6th day of June, 2016.

GRANTOR:
Institute in Basic Life Principles, Inc., an Illinois not-for-profit corporation

By: _____
Timothy A. Levendusky, President

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Timothy A. Levendusky,** with whom I am personally acquainted and who upon oath acknowledged himself to be the president of the Institute in Basic Life Principles, Inc. and that he is authorized as president to execute the foregoing instrument, and did execute the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, in Hinsdale, Illinois this 6th day of June, 2016.

_____
Notary Public

My Commission Expires: 6/8/20

OFFICIAL SEAL
BEN W. ZIESEMER
Notary Public - State of Illinois
My Commission Expires 6/08/2020

EXHIBIT "A"

TRACT 1: (1102 S. Graycroft Ave. 051-06-0-010.00)

A tract of land in the Fourth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of the Eugenia Elmore Peay property of record in Book 3505, page 267, Register's Office for Davidson County (R.O.D.C.), Tennessee and being generally bounded on the south, west, and north by the Institute in Basic Life Principles, Inc. property of record in Instrument No. 20050428-0047317, R.O.D.C., Tennessee and on the east by South Graycroft Avenue (a 55' Right-of-Way) and further described as follows according to a survey prepared by Tennessee Pro Surveying, Inc., Kenneth R. Shreeve, R.L.S. 2298, dated October 12, 2005:

Commencing at an iron rod (old) with cap stamped "Ragan Smith Associates" at the northerly terminus of the northwest curve return at the intersection of Due West Avenue and said South Graycroft Avenue; thence with the westerly right-of-way of said South Graycroft Avenue, North 02 degrees 44 minutes 17 seconds East, 376.27 feet to an iron rod (old) with cap stamped "Ragan Smith" which is the POINT OF BEGINNING for the herein described tract; thence,

Leaving said westerly right-of-way and with the line of said Institute in Basic Life Principles, Inc. property for the next three calls:
1. North 87 degrees 10 minutes 16 seconds West, 320.42 feet to an iron rod (new);
2. North 04 degrees 34 minutes 31 seconds East, 194.93 feet to an iron rod (old) with cap stamped "Ragan Smith Associates";
3. South 87 degrees 10 minutes 13 seconds East, 314.17 feet to an iron rod (old) with cap stamped "Ragan Smith" in the westerly right-of-way of said South Graycroft Avenue; thence,

With said westerly right-of-way South 02 degrees 44 minutes 17 seconds West, 194.83 feet to the POINT OF BEGINNING and containing 61,819 square feet or 1.419 acres, more or less.

TRACT 2: (1106 S. Graycroft Ave. 051-06-0-011.00)
TRACT 3: (612 Due West Ave. 051-06-0-013.00)
TRACT 4: (610 Due West Ave. 051-06-0-055.00)
TRACT 5: (1022 S. Graycroft Ave. 051-06-0-056.00)

The following-described parcel of real estate, situated in Davidson County, State of Tennessee, legally described as follows ("Property"):

Land lying in the Third Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a part of the PNL Nashville, LLC property of record in Instrument Number 20010119-0006088, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) in the westerly right-of-way of South Graycroft Avenue, said iron rod being the north terminus of the northwesterly return curve at the intersection of said South Graycroft Avenue and Due West Avenue: thence,

With said return curve in a southerly and westerly direction with a 28.00-foot radius curve to the right an arc length of 44.22 feet, an interior angle of 90 degrees 29 minutes 12 seconds and a

chord bearing and distance of South 48 degrees 04 minutes 28 seconds West, 39.77 feet to an iron rod (new) in the north right-of-way margin of said Due West Avenue; thence,

With said north margin, North 86 degrees 40 minutes 56 seconds West, 1056.52 feet to an iron rod (old); thence,

North 87 degrees 34 minutes 11 seconds West, 408.87 feet to an iron rod (new); thence,

North 02 degrees 53 minutes 19 seconds East, 5.91 feet to an iron rod (new); thence, North 87 degrees 29 minutes 16 seconds West, 110.42 feet to an iron rod (new) that is the southeast corner of the Marion G. Doyle property of record in Book 6226, Page 945, R.O.D.C., Tennessee; thence,

Leaving said northerly right-of-way of Due West Avenue, with the east property line of said Doyle property, North 01 degrees 22 minutes 50 seconds East, 531.07 feet to an iron rod (new) in the easterly right-of-way of Interstate 65; thence,

With said easterly right-of-way of Interstate 65, North 32 degrees 17 minutes 49 seconds East, 430.86 feet to an iron rod (new); thence;

North 06 degrees 13 minutes 19 seconds East, 358.34 feet to an iron rod (new); thence,

North 19 degrees 09 minutes 50 seconds East, 32.05 feet to an iron rod (new) that is the southwest corner of The Metropolitan Government of Nashville and Davidson County, Tennessee property of record in Instrument Number 20000512-0047944, R.O.D.C., Tennessee; thence,

Leaving said easterly right-of-way of Interstate 65, with the south property line of said Metropolitan Government property, South 87 degrees 14 minutes 47 seconds East, 403.88 feet to an iron rod (old), the southwest corner of the HTI Memorial Hospital Corporation property of record in Instrument Number 2001016-0004489, R.O.D.C., Tennessee; thence,

With HTI Memorial Hospital Corporation's south property line, South 87 degrees 15 minutes 09 seconds East, 440.49 feet to an iron rod (old) that is in the southwest corner of the Charles R. Ogle and wife, Barbara Ogle property of record in Instrument 20000815-0080918, R.O.D.C., Tennessee; thence,

With Ogle's south property line, South 87 degrees 16 minutes 28 seconds East. 80.74 feet to an iron rod (old) that is the northwest corner of the Oliver R. Campbell, et ux property of record in Book 2929, page 485, R.O.D.C., Tennessee; thence,

With Oliver R. Campbell's west property line, South 03 degrees 54 minutes 09 seconds West, 289.16 feet to an iron rod (old); thence,

With Oliver R. Campbell's south property line, South 87 degrees 10 minutes 38 seconds East, 149.90 feet to an iron rod (old) that is the southwest corner of Frances K. Campbell property of record in Book 3375, page 39, R.O.D.C., Tennessee; thence,

With the Frances K. Campbell's south property line, South 87 degrees 07 minutes 37 seconds East, 304.09 feet to an iron rod (old) in the west right-of-way line of South Graycroft Avenue,With said west right-of-way line, South 02 degrees 44 minutes 17 seconds West,

134.93 feet to an iron rod (old) that is the northeast corner of the Minnie L. Moore property of record in Book 2882, page 186, R.O.D.C., Tennessee; thence,

With Moore's north property line, North 87 degrees 03 minutes 25 seconds West, 307.27 feet to an iron rod (old) that is in the northwest corner of the Minnie L. Moore property thence,

With Moore's west property line, South 03 degrees 58 minutes 11 seconds West, 134.12 feet to an iron rod (old) that is Moore's southwest property corner; thence,

With Moore's south property line, South 86 degrees 54 minutes 54 seconds East, 310.15 feet to an iron rod (old) in the westerly right-of-way of South Graycroft Avenue; thence,

With said westerly right-of-way of South Graycroft Avenue, South 02 degrees 44 minutes 17 seconds West, 149.03 feet to an iron rod (old) that is the northeast corner of the Eugenia Elmore Peay property of record in Book 3505, Page 267, R.O.D.C., Tennessee; thence,

Leaving said westerly right-of-way of South Graycroft Avenue, with Peay's north property line. North 87 degrees 10 minutes 13 seconds West, 314.17 feet to an iron rod (old) that is Peay's northwest property corner; thence,

With Peay's west property line, South 04 degrees 34 minutes 31 seconds West, 194.93 feet to an iron rod (old) that is Peay's southwest property corner; thence,

With Peay's south property line, South 87 degrees 10 minutes 16 seconds East, 320.42 feet to an iron rod (old) in the west right-of-way margin of South Graycroft Avenue; thence,

With said west margin, South 02 degrees 44 minutes, 17 seconds West, 376.27 feet to the Point of Beginning and containing 1,738,649 square feet or 39.914 acres, more or less, as calculated by the above courses and distances, as shown by survey made by Ragan Smith Associates, Kenneth R. Shreeve, Registered Land Surveyor, Tennessee License No. 2298, 315 Woodland Street, Nashville. Tennessee 37206, dated February 19, 2003, bearing Job No. 83-147.

Together with appurtenant Access Easement as set forth in Instrument No. 200102160015188, and amended by Amendment of Access Easement as set forth in Instrument No. 200408240102200, Register's Office for Davidson County, Tennessee.

TRACT 6: (1101 Chadwell Drive 051-00-0-006.00)
TRACT 7: (0 Chadwell Drive 05100-0-007.00)

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the Third Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being described according to a survey by: Ragan Smith-Associates, Inc.- Job No. 83-147 Work Order No. 6006- Dated: February 15, 1999 and being more particularly described as follows:

Beginning at an iron pin (set) in the southerly right-of-way line of Chadwell Drive, (50' public right-of-way) that is North 87 degrees 23 minutes 57 seconds West, a distance of 530.75 feet from the intersection of said right-of-way line and the westerly right-of-way line of South Graycroft Avenue; thence,

1. Leaving said right-of-way line, South 02 degrees 35 minutes 13 seconds West, a distance of 727.29 feet to an iron pin (set); thence,

2. North 87 degrees 15 minutes 20 seconds West, a distance of 440.00 feet to an iron pin (set); thence,

3. North 04 degrees 26 minutes 17 seconds East, a distance of 100.00 feet to an existing iron pin; thence,

4. North 16 degrees 27 minutes 08 seconds East, a distance of 645.00 feet to an existing concrete monument disturbed in the southerly right-of-way line of Chadwell Drive; thence,

5. With said right-of-way line, South 87 degrees 23 minutes 57 seconds East, a distance of 282.20 feet to the Point of Beginning and containing 269,183 square feet or 6.180 acres, more or less, as calculated by the above courses and distances.

Tract 1: Being the same property conveyed to Institute in Basic Life Principles, Inc. by Warranty Deed from Catherine Fulton Peay Hill, individually and as Executrix and as Testamentary Trustee for Ernest Joseph Sandor Peay and Ernest Joseph Sandor Peay, beneficiaries under the terms of the Last Will and Testament of Eugenia Gobel Peay deceased, dated October 14, 2005, recorded October 19, 2005, of record in Instrument No. 20051019-0125828, said Register's Office.

Tracts 2, 3, 4, & 5: Being the same property conveyed to Institute in Basic Life Principles, Inc., an Illinois not-for-profit Corporation by Quit Claim Deed dated 3/1/2005 filed 04/28/2005 from GDT CG1, LLC of record in Instrument No. 200504280047317, Register's Office for Davidson County, Tennessee.

Tracts 6 & 7: Being the same property conveyed to Institute in Basic Life Principles, Inc. It Is an Illinois Not-for-Profit Corporation by Warranty Deed dated 11/19/2004 from George Dunn filed on 11/23/2004 in Instrument No. 200411230140180, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

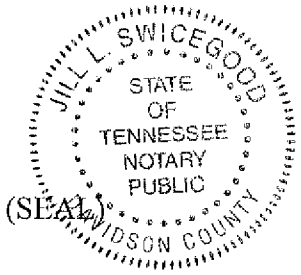
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018