BOOK 4796 PAGE 328

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belmont Terrace Properties	Guaranty Mortgage Company	Map 104-12
c/o J. M. Grissim	(NAME:)	
200 Court Square Building	First American Center	Parcel 295
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37201	Nashville, Tennessee 37219	22 W 16680
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00)
DOLLARS
cash, and other good and valuable consideration, including the assumption of the balance of a note, in the original amount of $105,000.00 secured by a Deed of Trust of record in Book 1591, page 405, Register's Office for Davidson County, Tennessee,

Belmont College,

~~has~~ *have bargained and sold, and by these presents do transfer and convey unto the said* Belmont Terrace Properties, a limited partnership
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southwesterly part of Lot No. 66 in O.B. Hayes' Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for said County.
BEGINNING at the northeast corner of 16th Avenue South, formerly Belmont Avenue and Belcourt Avenue, formerly Madison Street; thence with the easterly margin of 16th Avenue South, northwardly 200 feet; thence eastwardly and parallel with Belcourt Avenue, 150 feet, more or less, to the westerly margin of an alley; thence with the margin of said alley, southwardly 200 feet to the northerly margin of said Belcourt Avenue; thence with the margin of the same, westwardly 150 feet more or less to the beginning.

Being the same property conveyed to Belmont Terrace, Inc., by deed from Dan B. Yearwood and wife, as of record in Book 1473, page 310, Register's Office for Davidson County, Tennessee. Belmont Terrace Inc. was dissolved on August 14, 1973, by an instrument of dissolution which is on file in the office of the Secretary of State of the State of Tennessee, Volume 35, pages 3326-3328. Belmont College, the sole stockholder of Belmont Terrace, Inc., succeeded to all the right, title and interest of all assets of Belmont Terrace, Inc., including the above-described property.
Included but excluded is that part of the parcel conveyed to The Nashville Housing Authority by deed from Belmont Terrace, Inc., of record in Book 4605, page 710, said Register's Office, described as follows:
Being part of Lot No. 66 in the O. B. Hayes' Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for said

(cont'd)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of March

Notary Public

My commission expires: 10-1-76

(Affix Seal)

County, and described according to a survey thereof made by Southern Land Surveying Co., Inc., dated April 12, 1972, as follows:
BEGINNING at the northeast intersection of Belcourt Avenue and 16th Avenue South; thence with the margin of 16th Avenue South, North 09° 24' 47" East 44.11 feet to a point; thence leaving 16th Avenue South, easterly along a curve to the right, having a delta of 8° 45' 16", a radius of 983.99 feet and length of 150.35 feet to a point in the westerly margin of Alley No. 438; thence with the same, South 09° 24' 47" West 30.06 feet to a point in the northerly margin of Belcourt Avenue; thence with the same, North 82° 09' 43" West 150 feet to the point of beginning.

This is improved ( ) unimproved (X) property, known as 1626-1628 16th Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Belmont Terrace Properties, a limited partnership ~~its successors~~, ~~heirs~~ *and assigns, forever.*

And Belmont College does *covenant with the said* Belmont Terrace Properties, a limited partnership *that* it is *lawfully seized and possessed of said land in* has *fee simple;* ~~have~~ *a good right to convey it, and the same is unencumbered.*

And Belmont College, *does* successors *do further covenant and bind* itself, its ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Belmont Terrace Properties a limited partnership ~~its successors~~ ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 14th *day of* March, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BELMONT COLLEGE

BY: Dennis Ingram

President Belmont College

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Undersigned *, a Notary Public of the State and County aforesaid, personally appeared* Herbert C. Gabhart *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Belmont College *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee
this 14th *day of* March *, 19* 74

Edward L. Kelly, Jr.
Notary Public

EDWARD L. KELLY, JR. NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission Expires 11-12-75

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WARRANTY DEED

FROM

BELMONT COLLEGE

TO

BELMONT TERRACE PROPERTIES

a limited partnership

C 4 5 6 4 7

IDENTIF. REFERENCE

MAR 14 2 49 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

MAR 14 74	CONV	90,000.00			
MAR 14 74	CONV	10,000.00			
MAR 14 74	S TAX		A*	260.00	
MAR 14 74	P FEE		A*	.50	
MAR 14 74	W DEED		A*	8.00	* 268.50