THIS INSTRUMENT PREPARED BY W. OVID COLLINS, JR., ATTORNEY, 18th Floor, Third National Bank Building, Nashville, Tennessee 37219

BOOK 4951 PAGE 769

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Montgomery Bell Academy (NAME)	Montgomery Bell Academy (NAME)	116-15
4001 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	4001 Harding Road (STREET ADDRESS)	35
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,* cash in hand paid by the UNIVERSITY OF NASHVILLE and other good and valuable considerations the receipt of all of which is hereby acknowledged we FIRST AMERICAN NATIONAL BANK OF NASHVILLE and OVID COLLINS, as Executors under the Last Will and Testament of Julian Lamar Hagen, Deceased of record in Will Book 108, Page 686, Probate Court for Davidson County, Tennessee but not further or otherwise

have this day bargained and sold, and do hereby transfer and convey unto the said University of Nashville its *(successors), and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of a resubdivision of Royal Oaks, Section "B", as of record in Book 1424, page 89, Register's Office for said County.
Said Lot No. 3 fronts 200 feet on the westerly side of Royal Oaks Drive and runs back between parallel lines 215 feet to a dead line.

Being the same property conveyed to Julian L. Hagen and Lucy Van Ness Hagen, his wife, as tenants by the entirety, by deed from Gordon P. Publow and wife, Margaret M. Publow, of record in Book 2881, page 26, Register's Office for said County, and both of said grantees have since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63,000.00

Subscribed and sworn to before me this the 15th day of September, 1975

Affiant

My commission expires: August 15, 1976 (Affix Seal)

Notary Public

LETTA D. DAVIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved (X) property, known as 431 Royal Oaks Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said University of Nashville, its *(successors), and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1975 realty taxes which have been prorated and are assumed by Grantee. We *further covenant and bind* ourselves, as Executors but not further or otherwise, our successors and assigns *to warrant and forever defend the title to said real estate to said* University of Nashville, its *(successors), and assigns, against the lawful claims of all persons.*

Witness our hands *this* 15th *day of* September, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ovid Collins, Executor

First American National Bank, Executor of the Estate of Julian Lamar Hagen
but no further or otherwise
BY: Brannon Huddleston
Vice President & Trust Officer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kristine Milinda Smith, *a Notary Public in and for said County and State,* W. Ovid Collins, Jr.

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

Witness my hand and official seal at Nashville, Tennessee *this* 15th *day of* September, *19* 75.

Kristine Milinda Smith
Notary Public

Commission expires April 23, 1979

KRISTINE MILINDA SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Martha F. Richards

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* Brannon Huddleston *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Vice President & Trust Officer *of the* First American National Bank, *the within named bargainor, a corporation, and that* he *as such* Vice President & Trust Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Vice President & Trust Officer

Witness my hand and seal, at office in Nashville, Tennessee *this* 15th *day of* September, *19* 75.

Martha F. Richards
Notary Public

Commission expires My Commission Expires Oct. 31, 1978

MARTHA F. RICHARDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Ovid Collins and First American National Bank
Of Nashville, Executors
FROM

University of Nashville
TO

SEP 17 75	CONV	63,000.00			
SEP 17 75	S'TAX		A*	163.80	
SEP 17 75	PR'FEE		A*	.50	
SEP 17 75	W'DEED		A*	4.00	* 168.30

D 15962

TOENTIF. REFERENCE

SEP 17 2 51 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

mail to:

Martha Howell
121 Caruth Square Blvd.
Nashville