BOOK 8632 PAGE 673

Map:

Parcel:

QUITCLAIM DEED

Address of New Owner(s)

Belmont University
1900 Belmont Blvd.
Nashville, Tennessee 37212

Send Tax Bills To:

SAME

MAIL ENV.

MAY 22 3 51 PM '92
FELIX A. ... REGISTER
DAVIDSON COUNTY TN

IDENTIF. TREFERENCE

12756

This Instrument Prepared By:

Jason B. Rogers
Guenther & Jordan, Attorneys
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration
for this transfer is $1.

Affiant

Subscribed and sworn to before me this 20th day of May, 1992.

Notary Public

My Commission Expires 5-23-94

For and in Consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Trustmark National Bank, as Trustee of the Louie M. Phillips and Betty M. Phillips Foundation (a charitable trust) (hereafter referred to as "Grantor") by these presents does hereby quitclaim and convey unto Belmont University, its successors and assigns, (hereafter referred to as "Grantee") all its right, title, and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, ("the Property") described as follows:

TRACT NO. 1: Being part of Lot No. 53 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of Fourth Avenue North, formerly Cherry Street, at the southwest corner of the property conveyed to Susan R. Warner, by deed from J.F. Neville, of record in Book 967, page 774, Register's Office for said County, said point being 100 feet, more or less, south of the southerly margin of Bank Alley; thence with the easterly margin of said Avenue southwardly 27 feet 4 inches, more or less, to the northwest corner of the property conveyed to C. B. Warner, Trustee, by deed from Saidee Polk Grant, et al., of record in Book 644, page 250, said Register's Office; thence with the northerly line of said C. B. Warner, Trustee, property eastwardly 171 feet 4 1/2 inches, more or less, to the westerly margin of Printers Alley; thence with said Alley northwardly 27 feet 4 inches, more or less, to the southeast corner of said Susan R. Warner property; thence with the southerly line of the same westwardly 171 feet 4 1/2 inches, more or less, to the beginning.

25 00
15 00
1 00
CHECK
9.00

TRACT NO. 2: Being part of Lot No. 53 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of Fourth Avenue North, formerly Cherry Street, at the southwest corner of the property conveyed to James T. Washer, et al., by deed from First American National Bank of Nashville, Trustee, of record in Book 2926, page 122, Register's Office for said County, said point being 127 feet 4 inches, more or less, south of the southerly margin of Bank Alley; thence with the southerly line of said Washer property eastwardly 163 feet 9 inches, more or less, to the westerly margin of Printers Alley; thence with said alley southwardly 25 feet, more or less, to the northeast corner of the property conveyed to Cumberland Securities Corporation, by deed from C.B. Warner, Trustee, of record in Book 1110, page 271, said Register's Office; thence with the northerly line of said Securities Corporation property westwardly 163 feet 9 inches, more or less, to the easterly margin of Fourth Avenue North; thence with said Avenue northwardly 25 feet, more or less to the beginning.

The Property was conveyed to Louie Phillips, Trustee by two deeds of record in Book 4337, Pages 840 and 845, respectively, Register's Office for Davidson County, Tennessee.

Upon the death of Louie Phillips, a one-third undivided interest in the Property as a tenant in common was conveyed to Commerce Union Bank, Executor and Trustee under the Will of Louie E. Phillips by quitclaim deed of record in Deed Book 6838, Page 618, said register's office.

Under the Will of Louie M. Phillips, of record in Will Book 153, Page 781, County Clerk's Office for Davidson County, Tennessee, the following parties were devised a beneficial interest in the Property: The Louie M. Phillips and Betty M. Phillips Foundation (a charitable trust); a charitable remainder trust known as the Louie Phillips Buntin, Leigh Buntin Warren and Shelby Buntin Charitable Remainder Trust u/w of Louie M. Phillips; a charitable remainder trust known as the Dan Buntin Charitable Remainder Trust u/w of Louie M. Phillips; a charitable remainder trust known as the Jessie M. Phillips Charitable Remainder Trust u/w of Louie M. Phillips; and a charitable remainder trust known as the Thomas and Hazel Buntin Charitable Remainder Trust u/w of Louie M. Phillips.

Under the Charitable Trust Agreement establishing the Louie M. Phillips and Betty Phillips Foundation, Commerce Union Bank, Nashville, Tennessee was appointed trustee of the Louie M. Phillips and Betty M. Phillips Foundation. Sovran Bank/Tennessee was the corporate successor-in-interest to Commerce Union Bank, Nashville, Tennessee. Trustmark National Bank is the present successor Trustee of the Louie M. Phillips and Betty M. Phillips Foundation.

Certain interests in the Property were conveyed to Trustmark National Bank, as Trustee of the Louie M. Phillips and Betty M. Phillips Foundation by Trustmark National Bank, as Trustee of the Dan Buntin, Jessie M. Phillips and Thomas and Hazel Buntin Charitable Remainder Trusts u/w of Louie M. Phillips by quitclaim deed of record at Deed Book ____, Page ____, Register's Office for Davidson County, Tennessee.

This is improved property, known as 208-210 Fourth Avenue North, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness this 14th day of May, 1992, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

Trustmark National Bank, Trustee of the Louie M. Phillips and Betty M. Phillips Foundation

Joe Dick VP&TO.

By: Joe Dick, Vice-President

STATE OF MISSISSIPPI)

COUNTY OF Hinds)

Before me, Gwendolyn Faulkner, a Notary Public of the above State and County, personally appeared Joe Dick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President of Trustmark National Bank, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and seal, at office in Jackson, Mississippi, this 14th day of May, 1992.

Gwendolyn Faulkner

NOTARY PUBLIC

My Commission Expires: My Commission Expires Oct. 20, 1992