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Map:

Parcel:

WARRANTY DEED

Address of New Owner(s)

BK Alley, Inc.
c/o Louis Komisar
211 Printers Alley
Nashville, Tennessee 37201

Send Tax Bills To:

SAME

MAIL ENV.

MAY 22 3 52 PM

FELIX DAVIDSON COUNTY REGISTER

IDENTIF. TREFERENCE

12757

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 (or value, whichever is greater) for this transfer is $60,000.

Affiant

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

9545 05/22 0101 03CHECK 232.00

Notary Public

My Commission Expires 5-23-94

For and in Consideration of the sum of Sixty Thousand Dollars ($60,000) and other good and valuable consideration (the receipt of which is hereby acknowledged), Belmont University (hereafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey to BK Alley, Inc., its successors and assigns, (hereafter referred to as "Grantee") a one-third undivided interest as a tenant-in-common in two certain tracts or parcels of land in the County of Davidson, State of Tennessee, 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.

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.

Being the same property conveyed to Grantor by quitclaim deeds from Trustmark National Bank as trustee for The Louie M. Phillips and Betty M. Phillips Foundation (a charitable trust) and Trustmark National Bank as trustee for 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 of record in Deed Book ____ and Pages ____ and ____, respectively, Register's Office for Davidson County, Tennessee.

This is improved property, known as 208 and 210 Fourth Avenue North, Nashville, Tennessee 37219.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the successors and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the one-third undivided interest in the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Current year taxes will be prorated to closing and assumed by Grantee.

Grantor binds Grantor and the successors and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the successors and assigns of Grantee, against the lawful claims of all persons.

Witness this 20 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.

BELMONT UNIVERSITY

By: William E. Troutt, President

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STATE OF TENNESSEE }

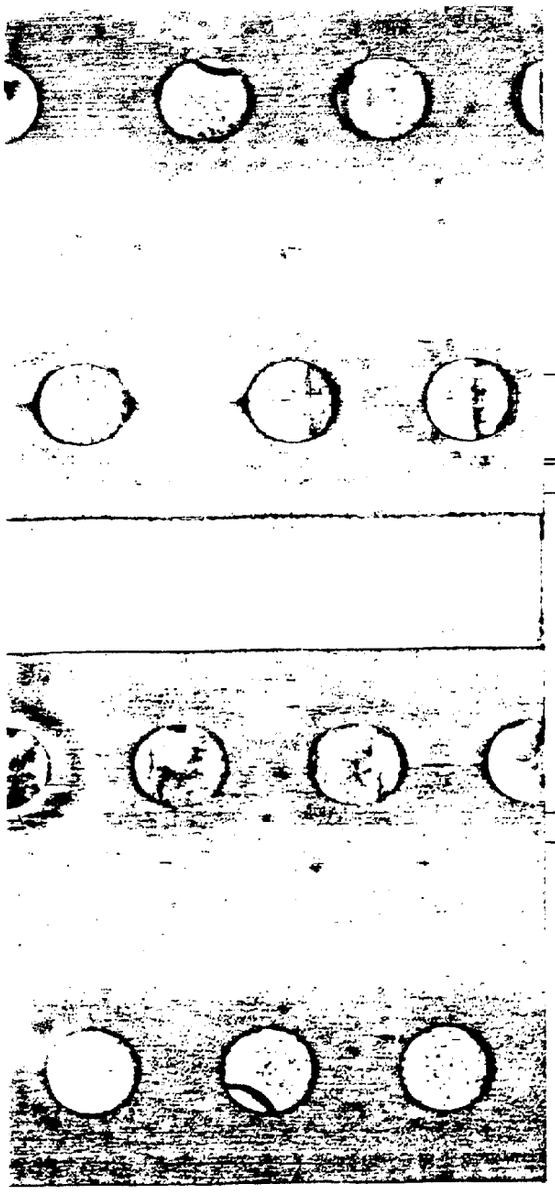
COUNTY OF DAVIDSON }

Before me, JASON B. ROGERS, a Notary Public of the above State and County, personally appeared William E. Troutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Belmont University, 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 himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of May, 1992.

NOTARY PUBLIC

My Commission Expires 5-22-94



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 9.00
TOTAL 232.00
CHECK 232.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/92 01 15:51 0001 9545

12757

IDENTIF. TREFERENCE

MAY 22 3 52 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 533708