PROPERTY TAX INFORMATION:

OWNER: Ben B. Doubleday, Jr.
216 15th Avenue, North
Nashville, TN 37203

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

SANDRA Y. TAYLOR, Attorney
107 North Maple Street
Murfreesboro, TN 37130

Map No. 94-12
Parcel 25

WARRANTY DEED BOOK 9274 PAGE 79

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned, SANDRA Y. TAYLOR, Conservator for Irene Holmans Adams and DAVID LIPSCOMB UNIVERSITY, TRUSTEE, do hereby transfer and convey unto BEN B. DOUBLEDAY, JR., his heirs and assigns, forever, that certain tract or parcel of real estate situated in the 3rd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Being Reserved Parcel "B" of the Clover Nook Subdivision as shown on Plat of record in Plat Book 2900, pages 51-52 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description and location of said lot.
>
> Being part of the same property conveyed to C. C. Adams and James E. Adams by Deed from James E. Covington, Clerk & Master of record in Deed Book 2930, page 624 of the Register's Office for Davidson County, Tennessee. See Divorce Decree of Irene Holmans Adams v. Clarence Clifford Adams, Williamson County Circuit No. 7443, wherein interest was transferred to Irene Holmans Adams so that she would be vested with a one-half (1/2) interest in said property and a one-half (1/2) interest would be vested in James E. Adams, said instrument being of record in Book 4837, page 948, Register's Office of Davidson County, Tennessee. The said Irene Holmans Adams has been determined incompetent to handle her affairs and Sandra Y. Taylor was appointed Conservator in the County Court for Rutherford County, Tennessee. James E. Adams died testate and his Last Will and Testament is filed of record in Will Book 52, pages 580-592 of the Clerk and Master's Office of Williamson County, Tennessee. This property was devised to David Lipscomb University, Trustee, by the Executors of the Estate of James E. Adams, Sr. as shown by Deed of record in Book 8920, page 390 of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all matters shown on Plat of record in Plat Book 2900, pages 51-52; and to Easements to the United States of America of record in Deed Book 1165, page 427 and Deed Book 1224, page 192; all of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered,

except by lien of the 1994 Metropolitan-Davidson County property taxes which taxes shall be prorated between the parties, the Grantee assuming and agreeing to pay the same when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS this the 28th day of February, 1994.

Sandra Y. Taylor

Sandra Y. Taylor, Conservator for
Irene Holmans Adams

DAVID LIPSCOMB UNIVERSITY

By: Miles Ezell Jr.
Miles Ezell, Jr., Chairman - Board of Directors

~~Title:~~ ~~Chairman, Board of Directors~~

By: Lee Marsh
Lee Marsh, ~~Secretary~~ - Board of Directors

~~Title:~~ ~~Secretary, Board of Directors~~

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 28th day of February, 1994, before me personally appeared SANDRA Y. TAYLOR, Conservator for Irene Holmans Adams, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as the free act and deed of Irene Holmans Adams.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

Virginia P. Thomas

NOTARY PUBLIC

My Commission Expires: 3/24/96

NOTARY PUBLIC RUTHERFORD COUNTY, VIRGINIA

26006
IDENTIFICATION REFERENCE

94 MAR 10 AM 9:28
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

9879 03/10 0101 03CHECK 31.50

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

Before me, the undersigned, of the state and county aforesaid, personally appeared MILES EZELL, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman of the Board of Directors of DAVID LIPSCOMB UNIVERSITY, and that he as such Chairman executed the foregoing instrument for the purpose therein contained by signing on behalf of DAVID LIPSCOMB UNIVERSITY by himself as Chairman of the Board of Directors.

WITNESS MY HAND AND SEAL at office in Nashville, Tennessee this the 3rd day of March, 1994.

Phillip W. Ellenburg
NOTARY PUBLIC

My Commission Expires: 1/24/98

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

BOOK 9274 PAGE 81

Before me, the undersigned, of the state and county aforesaid, personally appeared LEE MARSH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of the Board of Directors of DAVID LIPSCOMB UNIVERSITY, and that he as such Secretary executed the foregoing instrument for the purpose therein contained by signing on behalf of DAVID LIPSCOMB UNIVERSITY by himself as Secretary of the Board of Directors.

WITNESS MY HAND AND SEAL at office in Nashville, Tennessee this the 3rd day of March, 1994.

Phillip W. Ellenburg
NOTARY PUBLIC

My Commission Expires: 1/24/98

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ben B. Dandridge, Jr.
AFFIANT

Sworn to and subscribed before me, on this 8th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 1/24/98

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



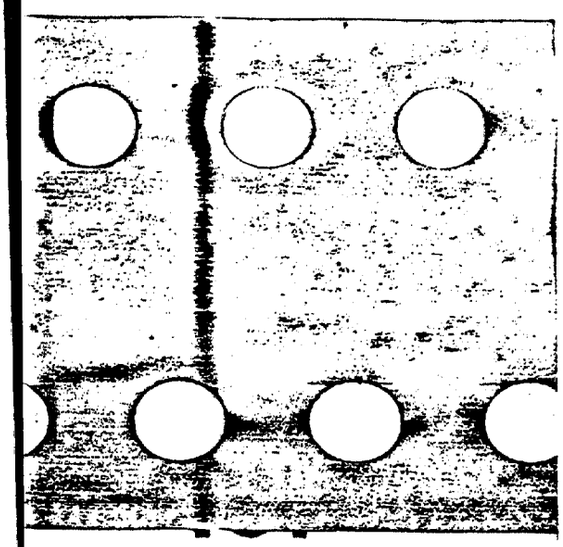
RECEIVED OF _____

FOR _____

BOOK 9274 PAGE 82

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	12.00
TOTAL	31.50
CHECK	31.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/10/94 01 09:27 0001 9879

26006
IDENTIF. & REFERENCE

94 MAR 10 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 765273