BOOK 11046 PAGE 611

Box 7

BK 1439 PG 167

THIS INSTRUMENT PREPARED BY:
Phillip W. Ellenburg
3901 Granny White Pike
Nashville, TN 37204-3951

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira T. Adams 5850 Cloverland Drive Brentwood, TN 37027	(SAME)	Map: 118-13 Par: 258

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00.

Ira T. Adams
Affiant

SUBSCRIBED AND SWORN to before me this 3 day of Sept., 1996.

Angela Way, Deputy
Notary Public

My Commission Expires:

0469682
IDENTIF. ↑ REFERENCE

98 AUG -3 AM 10:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

FOR AND IN CONSIDERATION of Ten Dollars cash in hand, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DAVID LIPSCOMB UNIVERSITY, a Tennessee nonprofit corporation, hereinafter "GRANTOR," has this day bargained and sold and does hereby transfer and convey unto IRA T. ADAMS, hereinafter "GRANTEE," his heirs and assigns, certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and

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interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that same is unencumbered except for real estate taxes for the current year which are hereby prorated and assumed by Grantee.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS our hands as of the 22nd day of July, 1996.

DAVID LIPSCOMB UNIVERSITY

By: F. Miles Ezell Chairman

F. Miles Ezell, Jr., Chairman of the Board of Directors of David Lipscomb University

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared F. 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 the Chairman of the Board of Directors of David Lipscomb University, the within named bargainor, a Tennessee nonprofit, charitable, educational corporation, and that he as such Chairman of the Board of Directors executed the foregoing instrument for the purpose therein contained, by signing the name of David Lipscomb University by himself as Chairman of the Board of Directors.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1996.

Notary Public

My Commission Expires:

1/24/98

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Noel Green, of record in Book 6250, Page 804, Register's Office for said county, to which plan reference is hereby made for a more complete description.

This conveyance is subject to a Maintenance Agreement of record in Book 6609, Page 2, Register's Office for Davidson County, Tennessee. By acceptance of this deed Grantees hereby agree to accept pro-rata responsibility for upkeep, maintenance and repair of the Common Access known as Noel Green Court as set out in the Maintenance Agreement above. This acceptance of responsibility for upkeep, maintenance, and repair shall bind and run with the land.

Being the same property conveyed to David Lipscomb University Trustee by deed from Ira T. Adams and James E. Adams, Jr., Executors of the Estate of James E. Adams of record in Book 8920, page 390, Register's Office for Davidson County, Tennessee.

I hereby certify that this is a true copy of original instrument filed in my office.
in Book 1439 Page 167
This 23 day of July 1998
SADIE WADE, Register of Deeds
By Angela Way, deputy
Deputy Register

State of Tennessee, County of WILLIAMSON
Received for record the 03 day of
SEPTEMBER 1996 at 2:12 PM. (REC# 190993)
Recorded in official records
Book 1439 Page 167- 169
Notebook 56 Page 447
State Tax $ 166.50 Clerks Fee $ 1.00,
Recordins $ 12.00, Total $ 179.50,
Register of Deeds SADIE WADE
Deputy Register SHERRY ANDERSON