STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Affiant / General Counsel

SUBSCRIBED AND SWORN to before me this 20th day of May 1999.

Notary Public

My Commission Expires: 3-23-02

THIS INSTRUMENT PREPARED BY:
Phillip W. Ellenburg
David Lipscomb University
3901 Granny White Pike
Nashville, TN 37204
(615) 279-6219

# QUITCLAIM DEED AND RIGHT OF WAY EASEMENT

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| LIPSCOMB UNIVERSITY<br>Attn: Larry Cochran<br>3901 Granny White Pike<br>Nashville, TN 37204 | SAME | Map: 118-14<br>Par: 146 |

3673 05/27 0101 03CHECK 18.00

**FOR AND IN CONSIDERATION** of the sum of One Dollar cash in hand, and for other good and valuable, COFER'S CHAPEL FREEWILL BAPTIST CHURCH, by these presents does hereby quitclaim, transfer and convey unto, DAVID LIPSCOMB UNIVERSITY, a Tennessee non-profit corporation, its successors and assigns, all its right, title and interest in and to certain real property in Davidson County, Tennessee, including three (3) right of way easements, all as are more particularly described as follows:

A tract of land in the City of Oak Hill, Davidson County, Tennessee, being a part of Parcel 146, Tax Map 118-14 and being more particularly described according to a boundary survey by Ragan-Smith-Associates, Inc. dated February 24, 1999, Job No. 94-036 as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Caldwell Lane at the southeasterly corner of Lot No. 2 Pleasant Valley Estates, as of record in Book 2330, Page 158, R.O.D.C., Tennessee, said pin being S85°39'28"W, 795.16 feet from the westerly right-of-way line of Franklin Pike as measured along the northerly right-of-way line of Caldwell Lane; thence,

1. With the easterly line of Lot No. 2 Pleasant Valley Estates, N4°19'30"W, 87.05 feet to an existing iron pin; thence,
2. N65°44'34"E, 159.01 feet to an existing iron pin; thence,
3. N18°09'll"E, 140.79 feet to an iron pin set on the southeasterly corner of Lot No. 1 Pleasant Valley Estates; thence,
4. With the easterly line of Lot No. 1, N17°24'09"E, 98.67 feet to an existing iron pin in the southerly line of Lot No. 72 Longview Manor as of record in Book 1424, Page 127, R.O.D.C., Tennessee; thence,
5. With the southerly line of Lot No. 72, S62°16'27"E, 62.71 feet to an existing iron pin at the southwesterly corner of Parcel 148, Tax Map 118-14 and the northwesterly corner of Parcel 147, Tax Map 118-14; thence,
6. With a severance line, S3°44'26"W, 180.89 feet to a point in the center of the Middle Fork of Browns Creek; thence,
7. With the center of creek, S37°39'20"W, 100.29 feet to a point; thence,
8. Continuing with the center of creek, S47°51'22"W, 124.03 feet to a point on the northerly right-of-way line of Caldwell Lane; thence,
9. With said right-of-way, S85°39'28"W, 102.56 feet to the Point of Beginning and containing 40,737 square feet or 0.935 acres.

Being a part of the same property conveyed to Cofer's Chapel Free Will Baptist Church by deed recorded in Book 9377, Page 555, R.O.D.C., Tennessee and now being a part of Lot No. 2 on plan of Lipscomb University's Cofer's Chapel Subdivision as of record in Book 9700, Page 891, R.O.D.C., Tennessee.

Running with the above-described Parcel "A" are three easements from Cofer's Chapel Free Will Baptist Church to Lipscomb University described as follows:

<u>Easement No. 1 "Entrance Easement"</u>

A non-exclusive ingress-egress easement being 50 feet wide and extending 140 feet from the westerly right-of-way of Franklin Road and parallel to and 50 feet south of the north line of Cofer's Chapel property, being Parcel 147 on Tax Map 118-14 and now being on Lot No. 1 Plan of Lipscomb University-Cofer's Chapel Subdivision as of record in Book 9700, Page 891, R.O.D.C., Tennessee.

<u>Easement No. 3</u>

A 25-foot wide ingress-egress easement to Lipscomb University crossing Parcel "B", the centerline being more particularly described as follows:

Beginning at a point in the center of old bridge over Middle Fork of Browns Creek, also being the end of Easement No. 2 running with Parcel "B" described herein; thence,

1. With a curve to the left (radius 70.00 feet) southwestwardly a distance

of 117.62 feet to a point and having a chord being and distance of S51°52'13"W, 104.264 feet; thence,

2. S3°44'26"W, 40.82 feet to a point in the northerly line of Parcel 147, Tax Map 118-14 and being the end of Easement No. 3, said point being N85°39'28"E, 12.63 feet from the southeasterly corner of Lot No. 72 Longview Manor as of record in Book 1424, Page 127, R.O.D.C., Tennessee as measured along the northerly line of Parcel 147, Tax Map 118-14 and now crossing part of Lot 1 on the plan of Lipscomb University-Cofer's Chapel Subdivision as of record in Book 9700, Page 891, R.O.D.C., Tennessee.

Easement No. 4

A 25-foot wide ingress-egress easement to Lipscomb University on Parcel 147, Tax Map 118-14, the centerline being more particularly described as follows:

Beginning at a point on the common line between Parcels 147 and 148 on Tax Map 118-14, said point being N85°39'28"E, 12.63 feet from the southeasterly corner of Lot No. 72 plan of Longview Manor as of record in Book 1424, Page 127, R.O.D.C., Tennessee as measured along the common line between Parcels 147 and 148, Tax Map 118-14; thence,

1. With said centerline, S3°44'26"W, 1.78 feet to the beginning of a curve; thence,

2. With said curve to the right (radius 50.00 feet) southwestwardly a distance of 36.14 feet to a point in the easterly line of Parcel A described above, said point begin S3°44'26"W, 33.07 feet from the southeasterly corner of Lot 72 Longview Manor as measured along the westerly line of Parcel 147, being on property conveyed to Cofer's Chapel by Deed Book 9377, Page 555, R.O.D.C., Tennessee and now crossing a part of Lot No. 1 on the plan of Lipscomb University - Cofer's Chapel Subdivision as of record in Book 9700, Page 891, R.O.D.C., Tennessee.

WITNESS my hand this 20 day of May, 1999.

COFER'S CHAPEL FREEWILL BAPTIST CHURCH

By: [signature], President

059 2265
IDENTIFICATION REFERENCE
99 MAY 27 PM 1:30
FILED FOR RECORD AND RECORDED IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

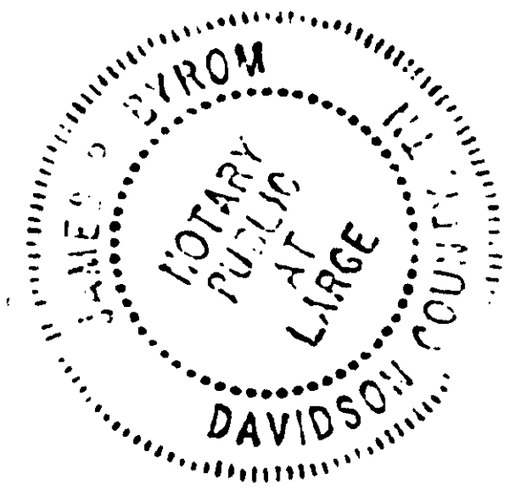
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clarence O. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of Cofer's Chapel Freewill Baptist Church, the within named bargainor, and that he as such Chairman executed the foregoing instrument for the purpose therein contained, by signing the name of Cofer's Chapel Freewill Baptist Church by himself as Chairman.

**WITNESS** my hand and official seal this 20th day of May, 1999.

Samuel Byrom
Notary Public

My Commission Expires:

7-28-2001




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