Instr:200006140059404 Page: 1 OF 2
REC'D FOR REC 06/14/2000 10:59:40AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $166.50

THIS INSTRUMENT PREPARED BY:
William H. Tucker
3901 Granny White Pike
Nashville, TN 37204-3951

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID LIPSCOMB UNIVERSITY ATTN: LARRY COCHRAN 3901 Granny White Pike Nashville, Tennessee 37204-3951	SAME	Map:73-5 Par: 41

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

William A. Tucker, Executive V-P for
Affiant Ernest Hipscomb Phy

SUBSCRIBED AND SWORN to before me this 5th day of June 2000.

Susan P Cronin
Notary Public

My Commission Expires:

3-23-02

FOR AND IN CONSIDERATION of philanthropic purposes and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, Ernest H. Phy, widower, ("GRANTOR"), by these presents does hereby give, assign and convey unto DAVID LIPSCOMB UNIVERSITY (GRANTEE), in fee simple absolute, its successors and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Virginia Manor Subdivision, as of record in Book 1835, page 22, Register's Office for said County.

Said Lot No. 28 fronts 85 feet on the northwesterly side of Moran Drive and extends back between lines 159 feet on the southwesterly line and 160 feet on the northeasterly line to a dead line in the rear, on which it measures 78 feet.

Being the same property conveyed to Ernest H. Phy and wife, Christine M. Phy, by deed from Ruby Robinson, a widow, of record in Book 2802, page 65, said Register's Office. The said Christine M. Phy having died on July 13, 1997.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. GRANTOR covenants that he 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 himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS my hand this 5th day of June, 2000.

Ernest H. Phy
ERNEST H. PHY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST H. PHY, a widower, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of June, 2000.

Susan P. Cronin
Notary Public

SUSAN P. CRONIN NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

My Commission Expires:
3-23-02