THIS INSTRUMENT PREPARED BY:
Kevin L. Wilson, Reg. #14529
Gladstone, Doherty & Associates
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Nashville, TN 37203
(615) 329-0900

Davidson County DEEDWARR
Recvd: 10/16/01 15:53 3pgs
Fees:18.00 Taxes:8880.00

20011016-0112866

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

Affiant

NOTARY PUBLIC

My commission expires: 11/24/01

Name and Address of New Owner:	**Belmont University** 1900 Belmont Blvd. Nashville, Tennessee 37212 Attn: General Counsel
Send Tax Bills To:	Belmont University Attn: Vice-President of Finance & Operation 1900 Belmont Blvd. Nashville, TN 37212
Street Address of Subject Property:	**Map and Parcel:**
1200 – 1202 Seventeenth Avenue South	**104-04-209**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Million and no/100 Dollars ($2,000,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kiva-Nashville, Inc., **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Belmont University, **"GRANTEE,"** and its assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Seventeenth Avenue South and Edgehill Avenue, being lot nos. 2 and 4 as shown on the plan of Belmont Land Company's subdivision of Lot 23 in O.B. Hayes Plan of large lots as of record in Book 204, Page 207, R.O.D.C., and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of Edgehill Avenue and the easterly right-of-way line of Seventeenth Avenue South; thence, with said southerly right of way line N 85°38'02" E, 153.75 feet to a point of intersection with the westerly right-of-way line of an alley; thence, with said right-of-way line S 03°26'25" E, 104.87 feet to a point; thence, leaving said right-of-way line

with the northerly line of Lot No. 6 as shown on said Plan S 85°38'02"W, 153.75 feet to a point in the easterly right-of-way line of Seventeenth Avenue South; thence with said right-of-way line N 03°26'25"W, 104.87 feet to the point of beginning.

Being the same property conveyed to Kiva-Nashville, Inc. by Deed of Record in Book 9691, Page 815 in the Register's Office, Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. The survey prepared by Barge Waggoner, Sumner & Cannon dated September 11, 2001 indicates that the two story building in the southerly portion of the property encroaches onto the alley at the rear of the lot.

2. 2001 property taxes, a lien which is not yet due and payable and which have been prorated and assumed by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of October, 2001.

Kiva-Nashville, Inc.
Gary R. Belz, President

Kiva-Nashville, Inc.
Allen M. Sides

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gary R. Belz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the President of the Grantor, Kiva-Nashville, Inc. and is authorized by the Grantor to execute this instrument on behalf of the Grantor for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 15th day of October, 2001.

NOTARY PUBLIC
My commission expires: My Commission Expires MAY 28, 2005

JOAN CORBITT NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

STATE OF California]
COUNTY OF Los Angeles]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Allen M. Sides, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the President of the Grantor, Kiva-Nashville, Inc. and is authorized by the Grantor to execute this instrument on behalf of the Grantor for the purposes therein contained.

WITNESS my hand and seal at Los Angeles, California, this 12th day of October, 2001.

MARIA E. SAN MIGUEL
Commission # 1257661
Notary Public - California
Los Angeles County
My Comm. Expires Mar 20, 2004

NOTARY PUBLIC
My commission expires: