Davidson County DEEDWARR
Recvd: 04/24/02 15:58 2pgs
Fees:13.00 Taxes:37.00
20020424-0050868

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

9-A

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Trevecca Nazarene University 333 Murfreesboro Road Nashville, TN 37210	SAME	Map 105-08 Parcel 124

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Seth C. Hudson ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Trevecca Nazarene University ("Grantee"), its successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Being Lot No. 11 on the Plan of John Lumsden's Second Addition to Nashville, as of record in Book 21, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the southerly side of Factory Street and runs back between parallel lines 150 feet, more or less, to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Land in Davidson County, Tennessee, being a part of Lot No. 11 on the Plan of John Lumsden's Second Addition to Nashville, as of record in Book 21, page 91, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southern margin of Factory Street, said point being on the common property line between Parcel 124 and 125 as shown on Sheet 105-8 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line S 5 deg. 00' 07" W a distance of 1.95 feet to a point; thence along a curve having a radius of 547.958 feet a distance of 46.27 feet to a point on the southern margin of Factory Street; thence along said southern margin S 85 deg. 17' 33" E a distance of 46.23 feet to the point of beginning and containing 30 square feet.

Being the same property conveyed to Seth C. Hudson by deed from Robert L. Brown and wife, Elizabeth W. Brown, of record in Book 9540, page 559, Register' s Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County Taxes, a lien not yet due or payable, which have been prorated at closing and are hereby assumed by the Grantee.

(2) Plan of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 83 Factory Street, Nashville, Davidson County, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 24th day of April, 2002.

Seth C. Hudson 4/24/02

Seth C. Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, Seth C. Hudson, the within named bargainor, 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, at office, this 24th day of April, 2002.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

Sworn to and subscribed before me this 24th day of April, 2002.

Notary Public

My Commission Expires: 3/25/06