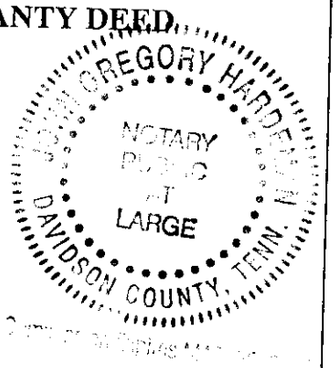
BOX 10-A

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/02 13:36 2pgs
Fees:13.00 Taxes:601.25
20020715-0084829




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Mary Lois Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Lois Hall (NAME) | SAME (NAME) | MAP 104-15 |
| 2713 Westwood Avenue (ADDRESS) | (ADDRESS) | PARCEL 349 |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Lipscomb University, Trustee Under the Will of Mary Lee Derryberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Lois Hall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of E.C. Scruggs' Subdivision of Lot No. 24, Belair Plan of record in Book 547, page 171, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Lee Cowley Derryberry by deed from W. R. Clift, Jr. and wife, Ravenell Clift, of record in Book 1417, page 3, said Register's Office. Mary Lee Cowley Derryberry has since died. Her will was admitted to probate in the Probate Court of Davidson County, Tennessee, in Will Book 182, page 663, Office of the Davidson County Probate Court Clerk and recorded in Instrument #20011207-0135343, Register's Office for Davidson County, Tennessee. The will of Mary Lee Derryberry granted a life estate to Billy Newman Derryberry with remainder interest to David Lipscomb University as Trustee of a Testamentary Trust established under the will of Mary Lee Derryberry. Billy Newman Derryberry has since died on July 26, 2001 vesting title in David Lipscomb University as Trustee. Mary Lee Cowley Derryberry was the same person as Mary Lee Derryberry.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 171, said Register's Office; and (c) joint driveway agreement of record in Book 6144, page 654, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 2713 Westwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of July 2002

David Lipscomb University, Trustee
By: Phillip W. Hebley, General Counsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gregory Hardeman ~~Phillip W. Ellenburg~~, the undersigned, a Notary Public of the state and county mentioned, personally appeared Phillip W. Ellenburg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be General Counsel of David Lipscomb University, Trustee under the Will of Mary Lee Derryberry, a corporation, and that he as such General Counsel, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as General Counsel on behalf of David Lipscomb University as Trustee under the Will of Mary Lee Derryberry.

Witness my hand and seal, at office in Nashville TN, this 15 day of July, 2002.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 30 2004