RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

The actual consideration or value, whichever is greater, for this transfer is $ 270,000.00.

Affiant

Subscribed and Sworn to before me on this the 15 day of April, 2003.

Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

Davidson County DEEDWARR
Recvd: 04/21/03 14:16 3pgs
Fees:18.00 Taxes:999.00
20030421-0051956

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Sent Tax Bills To	Map-Parcel Number(s)
David Lipscomb University c/o Business Office 3901 Granny White Pike Nashville, TN 37204	David Lipscomb University c/o Business Office 3901 Granny White Pk. Nashville, TN 37204	Map 117-16 Parcel 88

For good and valuable consideration, receipt of which is hereby acknowledged, Ellen Ellis Phillips, Carroll Brooks Ellis, Jr. and Bernie Wellington Ellis ("Grantors") have bargained and sold, and by these presents do transfer and convey unto David Lipscomb University ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 22 and part of lot No. 21 of block "R" on the plan of Maplehurst, as of record in Book 843, Pages 22 and 23, Register's Office for said County, described together as follows:

Beginning on the westerly margins of Rosemont Avenue, at the corner of lot Nos. 22 and 23; thence with the line between said two lots, westwardly 175 feet to the northeast corner of lot No. 13; thence with the easterly line of lots Nos. 13 and 14, southwardly 100 feet to the northwest corner of lot No. 20; thence with the northerly line of said lot No. 20, eastwardly 85 feet; thence at right angles, northwardly 7 feet; thence at right angles, eastwardly 90 feet to the westerly margin of Rosemont Avenue; thence with said Avenue, northwardly 93 feet to the beginning.

Being the property conveyed to Carroll B. Ellis and Ellen M. Ellis by deed from Harvey G. Crawford and wife, Eunice S. Crawford of record in Book 2693, page 46, Register's Office for Davidson County, Tennessee. Ellen M. Ellis died leaving Carroll B. Ellis as her surviving spouse. Carroll B. Ellis has since died testate with his will being probated in the Office of the Probate Clerk for Davidson County, Tennessee (Docket 02P-1038). Ellen Ellis Phillips, Carroll Brooks Ellis, Jr. and Bernie Wellington Ellis are devisees under the Last Will and Testament of Carroll B. Ellis.

This is improved property known as 3711 Rosemont Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, its successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantees, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 11 day of April, 2003.

Ellen Ellis Phillips

Ellen Ellis Phillips

Carroll Brooks Ellis, Jr.

Carroll Brooks Ellis, Jr.

Bernie Wellington Ellis

Bernie Wellington Ellis

STATE OF Tennessee
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ellen Ellis Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2003.

SUE W. WELLS NOTARY PUBLIC AT LARGE HAMILTON CO. TN

Sue W. Wells

NOTARY PUBLIC

My Commission Expires: 3/15/05

STATE OF TX
COUNTY OF Hunt

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carroll Brooks Ellis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of April, 2003.

Ronnie Lee Whennen

NOTARY PUBLIC

My Commission Expires: 2/27/2006

RONNIE LEE WHENNEN
Notary Public
State of Texas
My Commission Expires
February 27, 2006

STATE OF South Carolina
COUNTY OF Greenville

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bernie Wellington Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of April, 2003.

Charlotte L. Wilkes
NOTARY PUBLIC

My Commission Expires: 2/10/2008

