Davidson County DEEDWARR
Recvd: 07/18/03 09:19 3pgs
Fees:18.00 Taxes:544.27
20030718-0100972

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Trevecca Nazarene University 333 Murfreesboro Road Nashville, TN 37210	Same	105-4-358

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lucien Dale and wife, Mildred B. Dale and Wales B. Beaty and wife, Joan W. Beaty, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto Trevecca Nazarene University, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 33 on the plan of J. M. Eatherly's Re-Subdivision of the lands of John Woodard, Deceased, as of record in Book 332, page 39, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 33 fronts 50 feet on the easterly side of Lester Avenue and runs back between parallel lines 180 feet to a dead line in the rear.
>
> Being the same property conveyed to Lucian Dale and wife, Mildred B. Dale and Wales B. Beaty and wife, Joan W. Beaty by deed from Charles W. Stewart and wife, Kathleen Stewart, of record in Book 4659, page 835, Register's Office for Davidson County, Tennessee.
>
> Lucien Dale and Lucian Dale are one and the same person.
>
> This is improved property known as 80 Lester Avenue, Nashville, Tennessee 37210.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hand this 1st day of July, 2003.

LUCIEN DALE

MILDRED B. DALE

WALES B. BEATY

JOAN W. BEATY

By: Lucien Dale
Lucien Dale, Attorney-in-fact

By: Lucien Dale
Lucien Dale, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $147,100.00.

Affiant

Subscribed and sworn to before me this 1st day of July, 2003.

Notary Public

My Commission Expires: May 28, 2006.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lucien Dale, and Mildred B. Dale, two of the within named grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2003.

NOTARY PUBLIC

My Commission Expires: May 28, 2006.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lucien Dale, who acknowledged himself to be Attorney-in-fact for Wales B. Beaty and Joan W. Beaty, two of the within named grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, being authorized so to do by said grantors, executed the within instrument for the purposes therein contained, by signing their name as their attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2003.

NOTARY PUBLIC

My Commission Expires: May 28, 2006