Davidson County DEEDWARR
Recvd: 11/21/03 11:26 4pgs
Fees:23.00 Taxes:2775.00

20031121-0169895

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Alan D. Adams, Inc.	New Owner	Map ~~060-12-0~~ 104-14
9124 Brentmeade Blvd.		Parcel ~~120.00~~ 14, 15, 16
Brentwood, TN 37027		~~261~~ 7 A

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David Lipscomb University** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Alan D. Adams, Inc., a Tennessee Corporation** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description

Being the same property conveyed to David Lipscomb University, by deed from Ira Adams and wife, Martha S. Adams of record in Instrument Number 20031030015996, **said Register's Office for Davidson County, Tennessee.**

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is improved property commonly known as 2530 and 2540 Sharondale Drive, Nashville, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me this ~~3rd~~ 4th **day of** ~~October~~, **2003.**

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public

My Commission Expires:_____

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20TH day of November, 2003.

David Lipscomb University

By: Phillip W. Ellenburg
General Counsel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, 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 HIMSELF to be the GENERAL COUNSEL of the DAVID LIPSCOMB UNIVERSITY and that HE as such GENERAL COUNSEL executed the foregoing instrument for the purpose therein contained, by signing the name of the University by HIMSELF as GENERAL COUNSEL.

WITNESS my hand and official seal at Nashville, Tennessee, this 20TH day of **November, 2003.**

Joseph V. Ferrelli
Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

EXHIBIT A

Tract No. I:

Land in Davidson County, Tennessee, being the northerly 55 feet more or less of the south 105 feet more or less of Lot No. 1 on the Map of Bransford Realty Co.'s Subdivision of the Edgar Jones Quarry Lots in Sharondale Subdivision, as of record in Book 421, page 55, R.O.D.C., Tennessee.

Beginning at a point in the east margin of Compton Road, 50 feet north of the common corner of Lots 1 and 2, being the northwest corner of the part of said lot that was conveyed to William Walker Ballard and wife, by deed of record in Book 2884, page 171, said Register's Office; thence with Ballard's North line easterly 195 feet more or less to the westerly right of way line of the Tennessee Central Railroad; thence with said right of way line, north 31 3/4 deg. west 75 feet to the southeast corner of the property conveyed to Sidney L. Rodgers and wife, by deed of record in Book 2901, page 503, said Register's Office, thence with Rodger's southerly line westerly 150 feet more or less to the easterly margin of Compton Road; thence with the margin of the same, southerly 59 feet more or less to the point of the beginning.

Tract No. II:

Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 1 on the Map of Bransford Realty Co.'s Subdivision of the Edgar Jones Quarry Lot in Sharondale Subdivision, of record in Book 421, page 55, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the east side of Compton Road and runs back between lines, 195 feet more or less on the north line and 229 feet on the south line to the west right-of-way line of the Tennessee Central Railroad on which it measures 50 feet, more or less.

Included in the description but specifically excluded is that portion of the property conveyed to the State of Tennessee of record in Book 4276, page 159, Register's Office for Davidson County, Tennessee.

This is improved property known as 2540 Sharondale Drive, Nashville, Tennessee.

Tract No. III:

Being Lot No. 2 on the Plan of Bransford Realty Co.'s Subdivision of Edgar Jones Quarry Lot in Sharondale Subdivision, as of record in Plan Book 421, page 55, Register's Office for said County, described as follows:

Beginning at a point on the east side of Compton Road, at the common corner of Lots Nos. 1 and 2 on said Plan; extending thence north 83-3/4° east 229 feet to a point on the western margin of the right-of-way of the Tennessee Central Railway; thence south 31-3/4° east 130 feet to a stake, the common corner of Lots Nos. 2 and 3 on said Plan; thence south 81-1/2° west 304 feet to a point in the east margin of Compton Road; thence north 2° east 130 feet to a point of beginning, containing 76/100 acres, according to said plan.

Included in the above description, but to be excluded therefrom is the following described property.

Being part of Lot No. 2 on the plan of Bradford Realty Company's Subdivision of Edgar Jones Quarry lot in Sharondale Subdivision.

Beginning at a point in the northerly boundary of Nashville Electric Service Substation lot said point being 75 feet westwardly along said boundary line from the west margin of the Tennessee Central Railway Company's right of way; thence north 26° 48' west 133.8 feet to a point in Walter Williams' south boundary; thence eastwardly along the property line 75 feet to the westerly margin of said railroad right of way; thence with said right of way south 27° 32' east 130 feet, more or less, to the northeast corner of said Substation lot; thence with said substation lot westwardly 75 feet, more or less, to the point of beginning and containing 9,121 square feet.

Being the same property conveyed to the State of Tennessee by deed from James W. Hall and Houston Ross of record in Book 4273, page 838, Register's Office for Davidson County, Tennessee.

This is improved property known as 2530 Sharondale Drive, Nashville, Tennessee.