Map: 104-16-0
Parcels: 318.00; 319.00; 320.00; 320.01
321.00; 322.00; 323.00; 324.00; 325.00;
326.00; 327.00; 328.00; and 329.00

Warranty Deed

Address of New Owner(s)

Belmont University
1900 Belmont Boulevard
Nashville, Tennessee 37212

Send Tax Bills To:

TAX EXEMPT NONPROFIT

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $2,435,000.

Affiant

Subscribed and sworn to before me this 25 day of November, 2003.

Notary Public

My Commission Expires 1/31/04

For and in Consideration of the sum of TWO MILLION FOUR HUNDRED THIRTY FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Belmont Heights Baptist Church, a Tennessee nonprofit corporation, (hereafter referred to as "Grantor") has bargained and sold, and by these presents do transfer and convey to Belmont University, also a Tennessee nonprofit corporation, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

SEE ATTACHED PROPERTY DESCRIPTION

This is improved property.

This conveyance is subject to an easement for sewer line as set forth in Nashville City Council Bill No. 52-141, and easement rights retained in Metro Council Bill No. 085-789.

Davidson County DEEDWARR
Recvd: 12/04/03 14:00 8pgs
Fees:43.00 Taxes:9009.50
20031204-0174685

This conveyance is subject to the following:

1. Right of way easement for sewer line to the City of Nashville, of record in Book 2149, page 547, Register's Office for Davidson County, Tennessee.

2. Memorandum of Sublease between Belmont University and Belmont Heights Baptist Church of record as Instrument number 20031204017468 4, said Register's Office.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 19 day of November, 2003, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

BELMONT HEIGHTS BAPTIST CHURCH
a Tennessee nonprofit corporation

By: _____
William Killebrew, Jr., President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Sherry L. Elsey, a Notary Public of the above State and County, personally appeared William Killebrew, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Belmont Heights Baptist Church, a Tennessee nonprofit corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2003.

Sherry L. Elsey
NOTARY PUBLIC

My Commission Expires July 29, 2006

SHERRY L. ELSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Exhibit A

Property Description

Land in Davidson County, Tennessee, being described as follows:

TRACT 1:

PARCEL ONE:

Lots Nos. 72, 73, 74 and 75 in the Plan of Avalyn Place as of record in Book 161, page 150, of Register's Office of Davidson County, Tennessee.

Said four lots front 234.3 feet from the easterly side of Belmont Boulevard, and run back with the southern margin of Compton Avenue, 140 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH (INC.), by deed of record in Book 700, page 352, said Register's Office.

PARCEL TWO:

Being Lot No. 76 on the Map of Avalyn Place, of record in Book 161, page 150, Register's Office for said County.

Said Lot No. 76 fronts 52.4 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, with the northerly margin of Delmar Avenue, 140 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 1510, page 591, said Register's Office.

TRACT 2:

Being Lots 77, 78 and the westerly 30 feet of Lot No. 79 on the Map of Avalyn Place, as of record in Book 161, page 150, Register's Office for said County.

Said Lots 77, 78 and part of 79 adjoin and front together 103.6 feet on the southerly side of Compton Avenue and run back between lines 140 feet on the easterly side and 140 feet, more or less, on the westerly side to an alley at the rear, on which it measures 92 feet thereon.

Being the same property conveyed to BELMONT BAPTIST CHURCH, INC., by deed of record in Book 2642, page 533, said Register's Office.

TRACT 3:

PARCEL ONE:

Compton Avenue; Part of Lot Numbered 81 in the Plan of Avalyn, 20 x 140; Field Book Number 22 W 9703; Map and Parcel Number 104-16-320.1.

PARCEL TWO:

Being the easterly 20 feet of Lot 79 and all of Lot 80 on the Map of Avalyn Place, as of record in Book 161, page 150, Register's Office for said County.

Said part of Lot 79 and all of Lot 80 front together 70 feet on the southerly side of Compton Avenue and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 5230, page 38, said Register's Office.

TRACT 4:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 81 and the westerly 35 feet of Lot No. 82 on the Map of Avalyn Place, of record in Book 161, page 150, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 81 and 82 front together 65 feet on the southerly side of Compton Avenue and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 6037, page 46, said Register's Office.

TRACT 5:

Being Lot No. 83 and the easterly 15 feet of Lot No. 82 on the Map of Avalyn Place, as of record in Book 161, page 150, Register's Office of Davidson County, Tennessee.

Said Lot No. 83 and the easterly part of Lot No. 82 front together 65 feet on the southerly side of Compton Avenue and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 5255, page 785, said Register's Office.

TRACT 6:

Land in Davidson County, Tennessee, being Lot No. 84 on the Map of Avalyn Place, of record in Book 161, page 150, Register's Office for said County.

Said Lot No. 84 fronts 50 feet on the south side of Compton Avenue and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 5255, page 782, said Register's Office.

TRACT 7:

Being Lots Nos. 92, 93, 94 and 95 on the Map of Avalyn Place, as of record in Book 161, page 150, Register's Office for said County.

Said Lot No. 92 fronts 49 feet on the northerly side of Delmar Avenue and runs back between lines, along the westerly margin of 15th Avenue South, as now located, 134 feet to a 12-foot alley in the rear, measuring 49.3 feet thereon.

Said Lots Nos. 93, 94 and 95 adjoin (Lot 93 adjoining Lot 92 on the west) and front together 150 feet on the northerly side of Delmar Avenue and run back between parallel lines 134 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, INC., by deed of record in Book 2034, page 411, said Register's Office.

TRACT 8:

Lots Nos. 96 and 97, Plan of Avalyn Place, as of record in Plan Book 161, page 150, R.O.D.C., Tenn.

Said Lots Nos. 96 and 97 front 50 feet each on the North margin of Delmar Avenue, and extend back between parallel lines 134 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 1403, page 81, said Register's Office.

TRACT 9:

Lots Nos. 98 and 99 on the Map of Avalyn Place, as of record in Book 161, page 150, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 98 and 99 fronts 50 feet each on the north side of Delmar Avenue; and run back between parallel lines, 134 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 1403, page 87, said Register's Office.

TRACT 10:

Being Lots Nos. 100 and 101 on the Map of Avalyn Place, of record in Book 161, page 150, Register's Office for said County.

Said lots adjoin and front together 100 feet on the northerly side of Delmar Avenue, and run back between parallel lines 134 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS CHURCH, by deed of record in Book 1404, page 23, said Register's Office.

TRACT 11:

Lot No. 102 on the Map of Avalyn Place, as of record in Plan Book 161, page 150, R.O.D.C., Tenn.

Said Lot No. 102 fronts 50 feet on the northerly side of Delmar Avenue or Street, and extends back between parallel lines 134 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 1334, page 344, said Register's Office.

TRACT 12:

Being Lot No. 103 on the Map of Avalyn Place, as of record in Book 161, page 150, Register's Office for said County.

Said Lot No. 103 fronts 50 feet on the northerly side of Delmar Street, and runs back between parallel lines 134 feet to an alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 1390, page 269, said Register's Office.

TRACT 13:

Being Lots Nos. 104 and 105 on the Map of Avalyn Place, as of record in Book 161, page 150, Register's Office Davidson County, Tennessee.

Said Lot No. 104 fronts fifty (50) feet on the northerly side of Delmar Avenue, and runs back between parallel lines 134 feet to an alley.

Said Lot No. 105 fronts fifty (50) feet on the northerly side of Delmar Avenue, and runs back with the easterly margin of an alley 134 feet to an alley in the rear measuring 61.1 feet on said rear alley.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, INC., by deed of record in Book 971, page 553, said Register's Office.

TRACT 14:

Being part of Lot No. 131 on the Map of Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Belmont Boulevard, said point being 50 feet north of the southwest corner of said lot; thence with the margin of said Boulevard, northwardly 48 feet to the southerly margin of an alley; thence with said alley, easterly 186 feet to the intersection of another alley; thence with the westerly margin of the last mentioned alley, southerly 34 feet to a point; thence westerly 186 feet more or less to the point of beginning.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 3940, page 177, said Register's Office.

TRACT 15:

Being parts of Lots Nos. 130 and 131 on the Belmont Land Company's Plan, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County, described as follows:

Beginning on the easterly margin of Belmont Boulevard at a point 50 feet north of the corner of Lots Nos. 130 and 131; thence eastwardly 186 feet, more or less, to the westerly margin of an alley at a point 34 feet south of the northeast corner of said Lot No. 131; thence with said alley, southwardly 34 feet to a point 11 feet south of the corner of Lots Nos. 130 and 131; thence westwardly 186 feet, more or less, to the easterly margin of Belmont Boulevard at the corner of Lots Nos. 130 and 131; thence with said boulevard northwardly 50 feet to the beginning.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 4468, page 15, said Register's Office.

TRACT 16:

Being part of Lot No. 130 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County, and described as follows:

Beginning on the easterly margin of Belmont Boulevard at the corner of said Lots Nos. 130 and 131 on said plan, being the southwest corner of part of said lots conveyed by the Belmont Realty Company to Lillie B. Kirtland, by deed of record in Book 489, page 388, said Register's Office; running thence eastwardly with the southerly line of said Kirtland lot, 186 feet more or less to a point on the westerly margin of an alley; which point according to a survey made by W.B. Southgate, is 155.5 feet northerly from the northerly margin of Ashwood Avenue; thence southerly with the westerly margin of said Alley 34 feet; thence westerly 186 feet more or less to the easterly margin of Belmont Boulevard 50 feet southerly from the beginning point; thence with the easterly margin of Belmont Boulevard, northerly 50 feet to the beginning.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, INC., by deed of record in Book 3874, page 646, said Register's Office.

TRACT 17:

Being the northerly part of Lot No. 129 and the southerly part of Lot No. 130 on the Belmont Land Company's Plan of Lots, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County, described as follows:

Beginning on the easterly margin of Belmont Boulevard 145 feet northerly from the northerly margin of Ashwood Avenue, being Paul A. Stumb's northwest corner; thence with his northerly line, easterly 186 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley northerly 34 feet to George W. Long's southeast corner; thence with his south line westerly 186 feet, more or less, to the easterly margin of said Boulevard; thence with the easterly margin of said Boulevard southerly 50 feet to the beginning.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 4254, page 925, said Register's Office.

TRACT 18:

Land in Davidson County, Tennessee, being the north 5 feet front and 3 feet rear of Lot No. 128 and the south 45 feet front and 31 feet rear of Lot No. 129, on the Map of Belmont Land Company's Plan of lots, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County, and being more particularly described according to a survey of John Kohl, Surveyor, dated March 10, 1981, as follows:

Said parts of said lots adjoin and front together 50 feet on the easterly side of Belmont Boulevard and run back between lines 204.68 feet on the northerly line and 201.18 feet on the southerly line, to an alley and measures 34 feet thereon.

Being the same property conveyed to BELMONT HEIGHTS BAPTIST CHURCH, by deed of record in Book 5722, page 777, said Register's Office.

TRACT 19:

Those certain parcels of land vacated and abandoned by Nashville City Council Bill No. 52-141 and Metro Council Bill No. 085-789.