This Instrument Prepared By: Ted F. Walker, 1820 Parkway Towers, Nashville, Tennessee 37219

Address New Owner:	***Send Tax Bills To:***	***Map/Parcel***
Belmont University 1900 Belmont Boulevard Nashville, Tennessee 37212	Same	Map 105-9 Parcel 49 & 50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Three Hundred Seventy-Eight Thousand Three Hundred Dollars ($378,300.00).

AFFIANT

Sworn to and subscribed before me this 15 day of June 2004.

DOT DOBBINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JAN. 28, 2005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy-Eight Thousand Three Hundred Dollars ($378,300.00), Ted F. Walker and wife, Joan R. Walker, have this date bargained and sold, and do hereby transfer and convey unto Belmont University, a Tennessee nonprofit corporation, its successors and assigns, certain real estate in the Davidson County, Tennessee, more particularly described as follows:

Fronting on the westerly margin of 12th Avenue, South, and being bounded on the north by Saleem Oil, of record as Instrument Number 20020509-57288; on the south by Ted F. Walker, et ux (1823 12th Avenue, South) of record in Deed Book 5524, Page 216; and on the West by Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Deed Book 6301, Page 076, and more particularly described as follows:

BEGINNING at a railroad spike on the westerly margin of 12th Avenue, South, common corner with the aforementioned Walker property; thence with Walker's northerly line and leaving 12th Avenue, South, S 84 degrees, 47' 12" W., passing a witness iron pin at 103.05 feet, 178.05 feet total to a point on the easterly line of the Metropolitan Government property; thence with said Metropolitan Government property N 06 degrees, 27' 00" W. 194.97 feet to a point on Saleem Oil's southerly line; thence with Saleem Oil's southerly line, S 81 degrees 27' 00" E, passing a

Davidson County DEEDWARR
Recvd: 06/16/04 15:07 3pgs
Fees:18.00 Taxes:1399.71
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witness iron pin at 75.00 feet, 225.26 feet total to an iron pin on the westerly margin of 12th Avenue, South; thence with said westerly margin, a curve to the left having a radius of 930.0 feet, chord of 145.98 feet at S 09 degrees 16'53" W 146.13 feet to the point of beginning.

BEING a portion of the same property conveyed by Grace Frierson Walker to Ted F. Walker et ux, Joan R. Walker, by deed of record in Book 5524, Page 214, Register's Office, Davidson County, Tennessee.

This property is conveyed subject to all easements, covenants, setback lines and conditions of record.

This is improved property known as:

1813 12th Avenue, South, Nashville, Tennessee 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 14 day of JUNE, 2004..

TED F. WALKER

JOAN R. WALKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TED F. WALKER and JOAN R. WALKER, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of June, 2004.

ELIZABETH D. PRITCHETT
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Elizabeth D. Pritchett
NOTARY PUBLIC

My Commission Expires May 24 2006

My Commission Expires: _____