3113
Gift
Patti

SPECIAL WARRANTY DEED

FROM: DAVID LIPSCOMB UNIVERSITY,
Grantor

TO: FRIENDS OF RADNOR LAKE,
Grantee

This instrument was prepared by:
James C. Cotey
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner as Follows:	Name and Address of Person or Entity Responsible for the Payment of Real Property Taxes (new owner)	Map-Parcel Numbers
1160 Otter Creek Road Nashville, TN 37220-1700		160-01-0 / 020.00

Davidson County DEEDWARR
Recvd: 08/12/04 15:17 2pgs
Fees:13.00 Taxes:16.65
20040812-0097705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,500.00.

Robt C. Goodwin
Affiant

SUBSCRIBED AND SWORN TO before me this the 11th day of August, 2004.

Kathleen Patti Snow
Notary Public

My Commission Expires: 1-28-06

KATHLEEN PATTI SNOW NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, David Lipscomb University, a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Friends of Radnor Lake, a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

> Lot No. 165 on the Plan of Oak Hill Estates, Section II, of record in Book 4460, page 38, Register's Office for Davidson County, Tennessee, and reference is hereby made for a more particular description.
>
> Being the same property conveyed to David Lipscomb University by deed from James E. Adams, Jr., Executor for the Estate of Mary Etta Adams, of record as Instrument Number 200006080057128 in the Register's Office for Davidson County, Tennessee.

The Property is unimproved property known as 848 Forest Hills Drive, Lot 165, Oak Hill Estates, Section II, Davidson County, Tennessee.

This conveyance is expressly made subject to certain matters as follows:

1. Taxes for 2004.

2. Transmission line easements of record in Book 1196, page 304; Book 1207, pages 48 and 50; Book 2280, page 391, Book 2297, page 479, all in the Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of Oak Hill Estates, Section II, of record in Book 4460, page 38, said Register's Office.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor other than claims arising from the matters set forth herein but not further or otherwise.

Witness my hand this 4th day of August, 2004.

DAVID LIPSCOMB UNIVERSITY

By: Phillip W. Ellenburg

Title: General Counsel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Susan P. Cronin, a Notary Public of said County and State, 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 him self to be General Counsel (or other officer authorized to execute the instrument) of DAVID LIPSCOMB UNIVERSITY, the within named bargainor, a Tennessee corporation, and that s/he as such General Counsel executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as General Counsel.

Witness my hand and seal, at Office, this 4th day of August, 2004.

Susan P. Cronin
Notary Public

My Commission Expires: 1-28-06