Map: 105-09-0
Parcel: 453.00

Warranty Deed

Address of New Owner(s)
Belmont University
1900 Belmont Boulevard
Nashville, Tennessee 37212-3757

Send Tax Bills To:

SAME

Davidson County DEEDWARR
Recvd: 03/23/05 14:15 2 pgs
Fees:13.00 Taxes:1665.00

20050323-0031741

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 $450,000.00.

Affiant

Subscribed and sworn to before me this 22 day of March, 2005.

Notary Public My Commission Expires March 24, 2005

For and in Consideration of the sum of FOUR HUNDRED FIFTY THOUSAND and other good and valuable consideration (the receipt of which is hereby acknowledged), Middle Tennessee Chapter of the National Electrical Contractors Association, a Tennessee nonprofit corporation, who acquired title as Nashville Chapter of the National Electrical Contractors Association, its successors and assigns, (hereafter referred to as "Grantor") has bargained and sold, and by these presents do transfer and convey to Belmont University, 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:

Beginning at a point in the northerly margin of Caldwell Avenue, said point being the common corner of Lot No. 2 of said subdivision and Lot No. 31 of Lawrence Lawn Subdivision; thence with the line between said lots, North 4 deg. 10 min. 30 sec. West, 177.25 feet to a point in the southerly margin of Alley No. 633; thence with said Alley South 82 deg. 08 min. 30 sec. East, 128.58 feet to the beginning of a curve; thence around said curve to the right which has a radius of 20.00 feet a distance of 26.99 feet to a point; thence South 4 deg. 49 min. East, 130.20 feet to the beginning of a curve; thence around said curve to the right which has a radius of 25.00 feet a distance of 44.75 feet to a point in the northerly margin of Caldwell Avenue; thence with the same North 82 deg. 16 min. West, 115.41 feet to the point of beginning. This property description was obtained verbatim from the prior conveyance of this property

Being the same property conveyed to Nashville Chapter of the National Electrical Contractors Association, by deed of record in Book 5312, page 568, said Register's Office. Nashville Chapter of the National Electrical Contractors Association amended its charter to change the name of the corporation to the Middle Tennessee Chapter of the National Electrical Contractors Association in 1987 and filed said charter amendment with the Secretary of State's office of Tennessee.

This is improved property, known as 1909 12th Avenue South, Nashville, Tennessee 37203.

This conveyance is subject to

1. those matters shown on the Plan of record in Book 4660, page (s) 53, said Register's Office.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4220, page 723, and Book 6236, page 263, said Register's Office.
3. Certificate of compliance of record in Book 5521, page 746, 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, its successors and assigns 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 22 day of March, 2005.

MIDDLE TENNESSEE CHAPTER OF THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION

By: _____
Jerry Uselton, President

ATTEST:

By: _____
Thomas R. Taylor, Corporate Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, J. Terry Price, a Notary Public of the above State and County, personally appeared Jerry Uselton and Thomas R. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President and corporate secretary, respectively, of MIDDLE TENNESSEE CHAPTER OF THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION, the within named bargainor, a corporation, and that Jerry Uselton, 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 22 day of March, 2005.

J. TERRY PRICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires March 26, 2005