Davidson County DEEDWARR
Recvd: 08/24/05 14:11 2 pg:
Fees:13.00 Taxes:980.50

20050824-0101083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of August, 2005.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Belmont University
1812 15th Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

105-09-0-009.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edwin G. Kirkland and Allan Holladay hereinafter referred to as Grantors, hereby transfers and conveys to Belmont University hereinafter referred to as Grantee, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being part of Lot No 64 on the Plan of O.B. Hayes Rokeby Addition as of record in Book 21, page 87, Register's Office for said County, being also Lots Nos. 63 and 64 of said Rokeby addition, not of record described according to a survey made by W. A. Lyle, Surveyor April 27, 1909 as follows:

Beginning at the northeast corner of Acklen Avenue and 15th Avenue South, formerly Washington Street; thence with the easterly margin of said 15th Avenue South, northwardly 61 feet to the southwest corner of Lot No. 13 on said Belmont Land Company's Plan; thence with the line between said Lots 13 & 14, eastwardly 150 feet to the westerly margin of an alley; thence with the westerly margin of said alley southwardly 61 feet to the northerly margin of Acklen Avenue, westwardly 150 feet to the beginning.

Being the same property conveyed to Mary Welch and Edwin G. Kirkland by deed of record in Book 8094, page 714 Register's Office for Davidson County, Tennessee; the said Mary Welch having conveyed her interest to Allan Holladay by deed of record in Book 8094, page 720 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plan of record in Book 21, page 87 Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1812 15th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 22nd day of August, 2005.

Edwin G. Kirkland

Allan Holladay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin G. Kirkland and Allan Holladay, with whom I am personally acquainted and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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