THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **120,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2005. Notary Public MY COMMISSION EXPIRES: 1-26-07 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rippetoe Properties, LLC	OWNER	MAP 61-11
0 Riverwood Drive		PARCEL 214
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Belmont University, A Tennessee nonprofit corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rippetoe Properties, LLC**

HEREINAFTER CALLED THE GRANTEES, 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 lot number 121 on the plan of EASTDALE PLACE of record in Book 547, pages 29 & 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Belmont University by deed of record as instrument 20021009-0123659, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor (2) All restrictions of record, if any; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED

() IMPROVED property known as **0 Riverwood Drive, Nashville, TN 37216.**

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this the 2nd day of December, 2005.

Belmont University

BY: _____
Robert C. Fisher, President

_____
Jason B. Rogers, Vice President and University Counsel

Davidson County DEEDWARR
Recvd: 12/09/05 14:23 2 pgs
Fees:13.00 Taxes:444.00

20051209-0148440

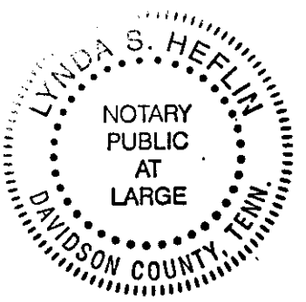
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Robert C. Fisher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Belmont University**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 2nd day of December, 2005.

My Commission expires: 7-21-2007

Lynda S. Heflin
Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Jason B. Rogers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President and University Counsel of the maker, **Belmont University**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 2nd day of December, 2005.

My Commission expires 7-21-2007

Lynda S. Heflin
Notary Public

