Davidson County DEEDWARR
Recvd: 12/28/05 08:39 2 pgs
Fees:13.00 Taxes:2044.25

20051228-0154762

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$552,500.00 Trevecca Nazarene University
| by Mark D. Myers
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|22nd DAY OF December, 2005.
| Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevecca Nazarene University 333 Murfreesboro Pike Nashville, TN 37210	new owner	Map 106-01 Parcels 67,68,69,70, 71, & 72

For and in 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,

Norma J. Byrd, an unmarried widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Trevecca Nazarene University, a Tennessee corporation

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:

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to Codes Violation filed October 28, 2005, of record in Instrument Number 20051028-0130525, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Plat Book 332, Page 39, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for sanitary sewer/storm drains granted to Metro Government of record in Book 4224, Page 192, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

The Seller has notified the buyer of certain fuel tanks and possible environmental contaminations exist on the property and the Buyer has agreed to accept responsibility for environmental issues in consideration of a reduction of $10,000.00 in the sale price, which is reflected in the sale price mentioned in this Deed.

This conveyance is subject to the rights of tenants in possession of parts of the property pursuant to lease and rental agreement. The Seller's interest in a Lease to Mr. E. W. Pickle and Sons/Truck and Heavy Equip. Repair and The Lamar Companies is hereby transferred to the Buyer and Buyer shall assume all privileges and obligations as landlord in the lease.

This is improved property known as: Lot Nos. 6, 7, 8, 9, 10, & 11, J. M. Eatherly's Subdivision or Resubdivision, Murfreesboro Pike, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 22nd day of December, 2005.

Norma J. Byrd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Norma J. Byrd, an unmarried widow, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2005.

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

MISSION EXPIRES: JAN 26, 2008

LEGAL DESCRIPTION – EXHIBIT A

LOT NOS. 6, 7, 8, & 9 - LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 6, 7, 8, AND 9 IN THE J. M. EATHERLY'S SUBDIVISION OF JOHN WOODARD PLACE ON MURFREESBORO ROAD (FORMERLY THE OLD PROVINE PLACE), A PLAN OF RECORD IN BOOK 332, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NOS. 6, 7, 8, AND 9 ARE NEAR THE INTERSECTION OF THE ELM HILL OR STONES RIVER PIKE. SAID LOTS FRONT 50 FEET ON EACH OR 200 FEET IN ALL ON THE SOUTH SIDE OF MURFREESBORO PIKE, AND EXTEND BACK IN A SOUTHERLY DIRECTION BETWEEN PARALLEL LINES TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO M. A. BYRD BY DEED FROM PATRICK BYRD OF RECORD IN BOOK 410, PAGE 587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID M. A. BYRD DIED IN 1959, LEAVING A WILL OF RECORD IN BOOK 71, PAGE 488, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DEVISING SAID LAND TO GEORGIA FULGHUM BYRD. SAID GEORGIA FULGHUM BYRD DIED INTESTATE ON JANUARY 9, 1968, BEING SURVIVED BY ONE GRANDSON, MARTIN A. BYRD. SAID MARTIN A. BYRD DIED SEPTEMBER 26, 1994, LEAVING A WILL OF RECORD IN WILL BOOK A-5, PAGE 86, PROBATE COURT CLERK'S OFFICE OF WILSON COUNTY, TENNESSEE, AND DEVISING SAID LAND TO NORMA J. BYRD, OF RECORD IN BOOK 9938, PAGE 558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN NORMA J. BYRD, AN UNMARRIED WIDOW, BY DEED FROM NORMA J. BYRD, EXECUTRIX OF THE ESTATE OF MARTIN A. BYRD, DECEASED, DATED OCTOBER 22, 1996, AND OF RECORD IN BOOK 10239, PAGE 521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOT NO. 10 – LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE MAP OF J. M. EATHERLY'S RESUBDIVISION OF THE LANDS OF JOHN WOODARD, DECEASED, A PLAN OF WHICH RESUBDIVISION IS OF RECORD IN BOOK 332, PAGE 39, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 10 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MURFREESBORO PIKE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

LOT NO. 11 – BEING LOT NO. 11 ON THE MAP OF J. M. EATHERLY'S RESUBDIVISION OF THE LANDS OF JOHN WOODARD, DECEASED, IN THE OLD NINTH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN BOOK 332, PAGE 39, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 11 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MURFREESBORO PIKE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF AN ALLEY 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO MARTIN A. BYRD II BY DEED FROM GEORGIA F. BYRD OF RECORD IN BOOK 3280, PAGE 463, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID MARTIN A. BYRD II DIED SEPTEMBER 26, 1994, LEAVING A WILL OF RECORD IN WILL BOOK A-5, PAGE 86, PROBATE COURT CLERK'S OFFICE OF WILSON COUNTY, TENNESSEE, AND DEVISING SAID LAND TO NORMA J. BYRD, OF RECORD IN BOOK 9938, PAGE 558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN NORMA J. BYRD, AN UNMARRIED WIDOW, BY DEED FROM NORMA J. BYRD, EXECUTRIX OF THE ESTATE OF MARTIN A. BYRD, DECEASED, DATED OCTOBER 22, 1996, AND OF RECORD IN BOOK 10239, PAGE 521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PLEASE RETURN TO:

STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076