Davidson County DEEDWARR
Recvd: 01/06/06 08:42 3 pgs
Fees:18.00 Taxes:1001.22

20060106-0001939

Map: 105-09
Parcel: _____

Trustee Deed

Address of New Owner(s)	Send Tax Bills To:
Belmont University 1900 Belmont Boulevard Nashville, Tennessee 37212	SAME

This Instrument Prepared By:

J. Terry Price
Guenther, Jordan & Price
2100 West End Avenue, Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual value
for this transfer is $270,600.00

Affiant

LYNDA S. HEFLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 30 day of November, 2005.

Notary Public

My Commission Expires 7.21.07

For and in Consideration of the sum of TWO HUNDRED-SEVENTY THOUSAND, SIX HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Daniel P. Smith, Trustee, (hereafter referred to as "Grantor") by these presents do hereby transfer and convey to Belmont University, a Tennessee nonprofit corporation, its successors and assigns, (hereafter referred to as "Grantee") all of the right, title and interest of the Trust in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

Being part of the same property conveyed to Grantor by quitclaim deed from Albert J. Bart, Trustee of record as Instrument Number 20050902-0106034, Register's Office for Davidson County, Tennessee.

This is improved property known as 1800 15th Avenue South, Nashville, Tennessee 37212.

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 the Trust 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 the Trust and the heirs and representatives of the Trust 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 22nd day of ~~November~~ December, 2005.

Daniel P. Smith, Trustee

DANIEL P. SMITH, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linda M. Mooningham, a Notary Public in and for the above County and State, the within named Daniel P. Smith, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of ~~November~~ December, 2005.

Linda M. Mooningham
NOTARY PUBLIC

My Commission Expires 1-27-07

LINDA M. MOONINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT A

Legal Description

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 8 and the South 25 feet of Lot No. 7, Belmont Land Company's Subdivision of Lot 63 through 64 of the O.B. Hayes Addition, described according to a survey by R.L. Montoya, dated August 17, 1978, and further described according to a survey by John Kohl dated October 29, 1979 as follows:

Beginning at an iron pin in the east margin of Fifteenth Avenue South, said point being the common corners of Lot Nos. 9 and 8; thence with the margin of Fifteenth Avenue South, North 1 deg. 13 min. 39 sec. East 45.77 feet to an iron pin; thence around a curve to the right, 42.14 feet to a point; thence along the southerly margin of Belcourt Avenue, South 82 deg. 11 min. East 104.27 feet to an iron pin; thence around a curve to the right, 29.12 feet to a point; thence South 1 deg. 13 min. 39 sec. West 54.70 feet to an iron pin; thence North 82 deg. 40 min. 32 sec. West, 150.0 feet to the point of beginning, containing 0.23 acres, more or less.

Being the same property conveyed to Albert J. Bart, Trustee, by Warranty Deed from Catherine V. Quinn and Carroll V. Wallace, of record as Instrument No. 20040819-0100341, Register's Office for Davidson County, Tennessee.