RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/06 11:09 3 pgs
Fees:18.00 Taxes:2405.00
20061030-0134145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belmont University, a nonprofit corporation	SAME	
(NAME)	(NAME)	Map 105.09
1900 Belmont Blvd.		
(ADDRESS)	(ADDRESS)	Parcel 046.00
Nashville, TN 37212-3757		
(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, **JAMES K. CHRISTAIN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BELMONT UNIVERSITY, A NONPROFIT 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:

As per Exhibit "A" attached hereto and by reference made a part hereof

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1831 12th 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 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 24th day of October, 2006.

James K. Christain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James K. Christain, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 24th day of October, 2006.

Commission expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

EXHIBIT A

Legal Description

BEGINNING at an iron pin at the point of intersection of the northerly right-of-way line of Acklen Avenue with the westerly right-of-way line of 12th Avenue South, thence north 83 deg. 30' west along the northerly right-of-way line of Acklen Avenue 155 feet to an iron pin; thence north 7 deg. 48' west 95 feet to an iron pin; thence north 83 deg. 27' east 150 feet to an iron pin on the westerly right-of-way line of 12th Avenue South; thence south 7 deg. 54' east along the westerly right-of-way line of 12th Avenue South 130 feet to the point of beginning.

LESS AND EXCEPT, that part of the above described property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, a Municipal Corporation by instrument dated October 3rd, 1963, and being more fully described as follows:

BEGINNING at the point of intersection of the western margin of 12th Avenue South with the northern margin of Acklen Avenue, being the same as the southeast corner of Lot No. 46 in the Belmont Land Company's Subdivision Book 31, page 87, R.O.D.C. Thence running in a westwardly direction with the northern margin of Acklen Avenue ten and no one-hundredths (10.00) feet to a point in the northern margin of Acklen Avenue; thence running in a northeasterly direction twelve and twenty-seven one-hundredths (12.27) feet to a point of the western margin of 12th Avenue South: thence in a southerly direction with the western margin of 12th Avenue South ten and no one-hundredths (10.00) to the northern margin of Acklen Avenue the point of beginning, having an area of 48.46 square feet, and also

LESS AND EXCEPT, that part of the above described property conveyed to The Nashville Housing Authority of Order Sustaining Condemnation Petition and Final Decree, Rule No. B-159, Third Circuit Court, Davidson County, Tennessee, dated May 19, 1969, and being more particularly descrbed as follows:

BEGINNING at a point, said point being located on the north east corner of the intersection of Acklen Avenue and 12th Avenue South; thence along the northerly margin of Acklen Avenue in a westerly direction a distance of 20 feet, more or less, to a point; thence along a curve defined by a radius of 25 feet, in a northeasterly direction a distance of 49 feet, more or less, to a point; thence along a line in a northerly direction a distance of 25 feet, more or less, to a point located on the westerly margin of 12th Avenue South; thence along said margin in a southerly direction a distance of 46 feet, more or less; thence along a line in a southwesterly direction a distance of 12 feet, more or less, to the point of beginning.

Being the same propety conveyed to James K. Christian from Albert H. Buckingham and wife, Villa A. Buckingham, by Warranty Deed dated November 8, 1989, and recorded November 8, 1989, of record in Book 7979, page 761, Register's Office for Davidson County, Tennessee.