Map: 105-09-0
Parcel: 8700.00

Warranty Deed

Address of New Owner(s)
Belmont University
1900 Belmont Boulevard
Nashville, Tennessee 37212-3757

Send Tax Bills To:

SAME

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $329,000.00.

Affiant

Subscribed and sworn to before me this 17th day of April, 2007.

Notary Public

My Commission Expires 1-28-09

PATRICIA B. GUENTHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

For and in Consideration of the sum of THREE HUNDRED, TWENTY-NINE THOUSAND and other good and valuable consideration (the receipt of which is hereby acknowledged), Georgia W. Moody, unmarried, (hereafter referred to as "Grantor") has bargained and sold, and by these presents transfers and conveys to Belmont University, a Tennessee nonprofit corporation, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled D.B. Blakemore's Subdivision of Lawrence Lawn, of record Book 161, page 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 22 fronts 50 feet on the north side of Caldwell Avenue, formerly Lawrence Avenue, and extends back parallel lines 175 feet to an alley.

Being the same property conveyed to EMMETT T. MOODY AND WIFE, GEORGIA W. MOODY, by deed from ROBERT L. GORDON AND WIFE, ERNESTINE W. GORDON, of record Book 3708, page 125, dated April 10, 1964, said Register's Office. The said EMMETT T. MOODY having since died.

This is improved property, known as 1408 Caldwell Avenue, Nashville, Tennessee 37212.

This conveyance is subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

Davidson County DEEDWARR
Recvd: 04/18/07 09:17 2 pgs
Fees:13.00 Taxes:1217.30
20070418-0046086

Grantor represents to Grantee that Grantor 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.

There were and are no debts or claims against the estate of Emmett T. Moody which are or would be payable from the real property described above, whether or not such claims have been filed in the court of Davidson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estate of Emmett T. Moody which constitute a claim or lien against the property described above. There were and are no Tennessee inheritance taxes due by reason of the death of Emmett T. Moody which are payable from the real property described above.

Grantor binds Grantor, her successors, assigns, heirs and representatives, to warrant and forever defend the title to the above described land to Grantee and the successors and assigns of Grantee, against the lawful claims of all persons.

Witness this 17th day of April, 2007.

By: Georgia W. Moody
GEORGIA W. MOODY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Georgia W. Moody, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of April, 2007.

J. Terry Price
NOTARY PUBLIC

My Commission Expires May 23, 2009

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN