Map: 105-09-0
Parcel: 47.00

Quitclaim Deed

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

Send Tax Bills To:

SAME

Davidson County DEEDQC
Recvd: 04/30/07 08:51 2 pgs
Fees:12.00 Taxes:0.00

20070430-0050801

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 for this transfer is zero.

Affiant

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

Subscribed and sworn to before me this 26 day of April, 2007.

Notary Public My Commission Expires 1.26.08

For and in Consideration of One Dollar ($1.00) the receipt of which is hereby acknowledged, Allison McDermott Thomas and Anne Thomas Clayton, as Co-Trustees of the Family Trust, and of the Tennessee Marital Trust, as created under the Will of Allison Houston Thomas, deceased, its successors and assigns, (hereafter referred to as "Grantor") hereby quitclaim and convey to Belmont University, a Tennessee nonprofit corporation, its successors and assigns, (hereafter referred to as "Grantee") all of the Trusts' right, title and interest in 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 Nos. 48 and 49 on the Plan of Belmont Land Company's Subdivision of Lots 63 and 64 on the O. B. Hayes Rokeby Addition and the part of the Allen Subdivision in Book 79, page 595, and Book 9, Page 319, said plat not being of record, and part of Alley No. 428 closed by Metropolitan County Council Bill No. BL2003-1523, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the westerly margin of 12th Avenue South, 130 feet north of the northwest corner of 12th Avenue South and Acklen Avenue; thence with the margin of said 12th Avenue South, northerly 100 feet to a point; thence westerly along the line between Lots 49 and 50, 150 feet to an alley thence southerly along the margin of said 100 feet to a point; thence easterly 150 feel to the point of beginning.

Being the same property conveyed to Marion F. Thomas, Jr. and A. Houston Thomas by Quitclaim deed from the Executors of the Estate of Marion F. Thomas, Sr., of record as Instrument Number 20010710-0073713, Register's Office for Davidson County, Tennessee. The said Marion F. Thomas, Jr. further conveyed a 1/4 interest to his spouse, Judith B. Thomas by Quitclaim Deed of record in Instrument Number 20010925-01036790, said Register's Office. A Houston Thomas has since died and his one-half in this property vested in his wife, Sue Rankin Thomas, pursuant to his Last Will and Testament, which was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 03P-1940, a copy of said Will being filed in Will Book 5551, page 1350287, said Court Clerk's Office. Sue Rankin Thomas died February 15, 2006, and her Last Will and Testament was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 06P-513. By Quitclaim Deed of record as Instrument Number 20060915-0114718, Register's Office for Davidson County, Tennessee, this one-half interest in this property was

conveyed by the Co-Executors of the Estate of Sue Rankin Thomas and the Successor Trustees of the Sue Rankin Thomas Revocable Trust U/T/D January 10, 2006, to the Thomas Trust Partnership, a Tennessee General Partnership consisting of Allison McDermott and Ann Thomas Clayton and the Brandon Daniel Thomas Trust, as general partners. This conveyance is made at the request of Old Republic Title Insurance Company in order to confirm that the Family Trust and of the Tennessee Marital Trust created under the Will of Allison Houston Thomas, deceased, own no interest in this property and any rights should exist, they are hereby conveyed to Belmont University, a Tennessee nonprofit corporation.

This is improved property, known as 1827 12th Avenue South, Nashville, Tennessee 37203.

This conveyance is subject to the Plan of record in Deed Book 79, page 595, Register's Office for Davidson County, Tennessee and to the easements retained in Metropolitan Ordinance No. BL2003-1523, Council of the Metropolitan Government of Nashville and Davidson County, Tennessee and any other limitations, restrictions, and encumbrances as may affect the premises.

Witness this 26th day of April, 2007.

Family Trust and of the Tennessee Marital Trust
U/W of Allison Houston Thomas, deceased

By: Allison McDermott Thomas
Allison McDermott Thomas, Co-Trustee

By: Anne Thomas Clayton
Anne Thomas Clayton, Co-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, William B. Collins Jr., a Notary Public of the above State and County, personally appeared Allison McDermott Thomas and Anne Thomas Clayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees of the Family Trust and of the Tennessee Marital Trust created under the Will of Allison Houston Thomas, deceased, the within named bargainor, and that Allison McDermott Thomas and Anne Thomas Clayton, as Co-Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as Co-Trustees.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2007.

WILLIAM B. COLLINS JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

William B Collins Jr.
NOTARY PUBLIC

My Commission Expires May 22, 2010