Map: 105-09-0
Parcel: 47.00

Warranty Deed

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

Send Tax Bills To:

SAME

Davidson County DEEDWARR
Recvd: 04/30/07 08:52 3 pgs
Fees:18.00 Taxes:1757.50

20070430-0050802

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 $475,000.00.

Affiant

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

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

Patricia B. Guenther
Notary Public My Commission Expires 1-26-08

For and in Consideration of the sum of FOUR HUNDRED SEVENTY-FIVE THOUSAND and other good and valuable consideration (the receipt of which is hereby acknowledged), Marion F. Thomas, Jr. and Judith B Thomas as tenants by the entireties and the Thomas Trust Partnership, a Tennessee General Partnership, its successors and assigns, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey 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 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 Thomas and Anne Thomas Clayton and the Brandon Daniel Thomas Trust, as general partners. Allison McDermott Thomas and Allison M. Thomas are one and the same person and is a general partner of the Thomas Trust Partnership. Anne Thomas Clayton and Anne T. Clayton are one and the same person and is a general partner of the Thomas Trust Partnership.

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.

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.

Grantors represent to Grantee that Grantors are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

Grantors binds Grantors, the Thomas Trust Partnership, a Tennessee General Partnership, and the partners themselves, their successors and assigns 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 27 day of April, 2007.

Marion F. Thomas, Jr. Judith B. Thomas

MARION F. THOMAS, JR. JUDITH B. THOMAS

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 MARION F. THOMAS, JR. and JUDITH B. THOMAS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 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

THOMAS TRUST PARTNERSHIP
a Tennessee General Partnership

By: _____
Allison M. Thomas, General Partner

By: _____
Anne T. Clayton, General Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, William B. Collins Jr., a Notary Public of the above State and County, personally appeared Allison M. Thomas and Anne T. 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 general partners of THOMAS TRUST PARTNERSHIP, a Tennessee General Partnership, the within named bargainor, and that Allison M. Thomas and Anne T. Clayton, as general partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership as general partners.

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