Davidson County DEEDWARR
Recvd: 05/10/07 13:25 2 pgs
Fees:13.00 Taxes:1628.00

20070510-0056275

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00. .

D. Ramsey
Affiant

Subscribed and sworn to before me, this the 7th day of May, 2007.

E. Mannix
Notary Public

My commission expires: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lipscomb University	**New Owner**	**Map 117-16, Parcel 202.00**
Business Office 3901 Granny White Pike		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

J.P. Ramsey and wife, Elizabeth A. Ramsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lipscomb University

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:

A certain tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

PARCEL ONE

Being the northerly part of Lot No. 8 on the Map of S.F. Morrow and C. D. Morrow's Subdivision, as of record in Book 332, Page 86, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of the Granny White Pike the common corner of Lot Nos. 7 and 8; thence eastwardly with the dividing line between said lots 180 feet to a point; thence southwestwardly and parallel with the easterly margin of the Granny White Pike 70 feet, more or less, to a point in the north line of a 6 foot strip of land conveyed to J. R. Jones and wife, by deed from S. F. Morrow and wife, of record in Book 774, Page 168, said Register's Office; thence westwardly with the northerly line of the above mentioned 6 foot strip 180 feet to a point in the east line of the Granny White Pike; thence northwestwardly with the easterly margin of said Pike 70.1 feet, more or less to the beginning.

PARCEL TWO

Beginning at an iron pin in the common line between Lots 7 and 8, said pin being located South 80 deg. 21' 25" East, 180.00 feet from the northwest corner of Lot 8;

Thence with the line between Lots 7 and 8, South 80 deg. 21' 25" East 14.02 feet to a pin at the face of a wall, said pin being in the west line of Lamont McDonald;

Thence with McDonald South 11 deg. 30' 28" West, 64.20 feet to an iron pin corner common with Arree Yourree in the west line of McDonald; thence with Youree, North 80 deg. 23' 30" West, 39.85 feet to an iron pin corner, the southeast corner of Tract 1, in the north line of Youree;

Thence with the east line of Tract 1, North 33 deg. 09' 16" East, 70.00 feet to the point of beginning, containing 0.040 acres, more or less.

Being the same property conveyed to J.P. Ramsey and wife, Elizabeth Ramsey by deed from B.L. Douthitt and wife, Eva M. Douthitt of record in Book 6716, Page 996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **4014 Granny White Pike, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 7th day of May, 2007.

J. P. Ramsey
J.P. Ramsey

Elizabeth A Ramsey
Elizabeth A. Ramsey

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J.P. Ramsey and wife, Elizabeth A. Ramsey,** the bargainor(s) 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 Brentwood, Tennessee on this **7th** day of **May, 2007.**

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY