Map and Parcel: 105-9-66

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: 05/30/07 07:32 2 pgs
Fees:13.00 Taxes:1443.00
20070530-0063708

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 $390,000.

Affiant

JAMES D. JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me this 18 day of May, 2007.

Notary Public

My Commission Expires 1/24/09

For and in Consideration of the sum of THREE HUNDRED AND NINETY THOUSAND and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Ronald Lee Keith, unmarried, (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(s) 8, as shown on the map entitled D.B. Blakemore's Subdivision of Lawrence Lawn, of record in 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.

Being the same property conveyed to RONALD LEE KEITH, by deed from NETTIE PATTON, A WIDOW, of record in Book 7762, page 87, dated January 31, 1989, said Register's Office.

This is improved property, known as 1401 Acklen Avenue, Nashville, Tennessee 37212.

This conveyance is subject to matters shown on the Plan of record in Book 161, page 165, said Register's Office.

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.

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. Grantor represents to Grantee that this property has not been used as marital property and no marital rights of any kind have attached to this property.

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

Witness this 18th day of May, 2007.

RONALD LEE KEITH

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 Ronald Lee Keith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2007.

J. Terry Price
NOTARY PUBLIC

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

My Commission Expires May 23, 2009