WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Melissa Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/13/07 14:35 2 pgs
Fees:13.00 Taxes:647.50
20070713-0083861

NORA M. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2007

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meridian Construction Company, LLC	SAME	Map 147-11
(NAME) 1105 Natchez Road	(NAME)	Parcel 137
(ADDRESS) Franklin, Tennessee 37069	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LIPSCOMB UNIVERSITY, TRUSTEE F/K/A DAVID LIPSCOMB UNIVERSITY, TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MERIDIAN CONSTRUCTION COMPANY, LLC**, 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:

Land in Davidson County, Tennessee, Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the westerly right-of-way line of Cotton Lane, width varies, at a corner common with Lot 1 of the Resubdivision of Lot 1 Thompson Station, as of record in Plat Book 7900, Page 659, at the Register's Office for Davidson County, Tennessee, also being the property of Tennessee Equity Fund, L.P., as of record in Deed Book 9302, Page 247, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 632,176.33; Easting: 1,754,457.93; on the State Plane Coordinate System NAD-83 (1990);

Thence with the westerly right-of-way line of Cotton Lane, South 30 deg 17 min 23 sec West, 68.45 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 127.00 feet, the central angle of which is 28 deg 26 min 20 sec, the radius of which is 255.86 feet, the chord of which is South 16 deg 04 min 13 sec West, 125.70 feet to an iron rod set;

Thence South 01 deg 51 min 03 sec West, 68.45 feet to an iron rod set;

Thence with a curve to the right, along an arc length of 36.57 feet, the central angle of which is 83 deg 48 min 08 sec, the radius of which is 25.00 feet, the chord of which is South 43 deg 45 min 07 sec West, 33.39 feet to an iron rod set, at the intersection with the northerly right-of-way line of Northcrest Drive;

Thence leaving the westerly right-of-way line of Cotton Lane, with the northerly right-of-way line of Northcrest Drive, with a curve to the left, along an arc length of 81.41 feet, the central angle of which is 07 deg 33 min 19 sec, the radius of which is 617.40 feet, the chord of which is South 81 deg 52 min 32 sec West, 81.36 feet to an iron rod set, at a corner common with the property of Audobon Park Realty Co., LLC, as of record in Instrument Number: 20050105-0001634, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Northcrest Drive, with the easterly property line of Audobon Park Realty Co., LLC, North 11 deg 53 min 55 sec West, 114.00 feet to an iron rod set;

Thence North 61 deg 24 min 55 sec West, 101.78 feet to an iron rod set;

Thence North 37 deg 05 min 55 sec West, 175.56 feet to an iron rod set;

Thence North 52 deg 54 min 05 sec East, 114.00 feet to an iron rod set;

Thence North 37 deg 05 min 55 sec West, 37.50 feet to an iron rod set;

Thence North 30 deg 13 min 37 sec East, 93.64 feet to an iron rod set, at a corner common with said Lot 1;

Thence with the southerly property line of said Lot 1, South 52 deg 57 min 23 sec East, 348.34 feet to the POINT OF BEGINNING. Containing 93,619 square feet or 2.149 acres more or less.

Being part of the same property conveyed to David Lipscomb University, Trustee, as of record in Deed Book 8920, Page 390, at the Register's Office for Davidson County, Tennessee. David Lipscomb University is now known as Lipscomb University pursuant to Amended and Restated Charter of record in Instrument #20060403-0037172, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plat of record in Book 2663, pages 66 and 67, said Register's Office; and (c) easement of record in Book 6846, page 591, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 0 Cotton Lane, Nashville, Tennessee 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, their 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 hand this 10th day of July, 2007.

Lipscomb University, Trustee

By: _____

Phillip Ellenburg, General Counsel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Phillip Ellenburg., with whom I am personally acquainted and who upon oath acknowledged himself to be General Counsel of Lipscomb University ~~the within named bargainor, and that~~ he as such General Counsel executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as General Counsel.

Witness my hand and official seal at Nashville, Tennessee this 10 day of July, 2007.

Commission expires:

NOTARY PUBLIC DAVIDSON COUNTY, TENN. JOHN GREGORY HARDEMAN STATE OF TENNESSEE Exp. 3/21/09

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Notary Public