Map: 104-16
Parcel: 307

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: 09/07/07 13:02 2 pgs
Fees:13.00 Taxes:1517.00
20070907-0107636

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 $410,000.

Affiant

Subscribed and sworn to before me this 6 day of September, 2007

Notary Public

My Commission Expires March 23, 2008

J. TERRY PRICE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For and in Consideration of the sum of FOUR HUNDRED TEN THOUSAND and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Mildred Johnson, 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:

Being Lot No. 60 on the Plan of Avalyn Place, as of record in Book 161, page 150, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 60 fronts 50 feet on the northerly side of Compton Avenue and runs back between parallel lines, 140 feet to an alley. This property description was taken from the prior conveyance to the Grantors in this conveyance.

Being the same property conveyed from Arzo Johnson, Sr., individually, to Arzo Johnson, Sr. and wife, Mildred Johnson, as joint tenants with a right of survivorship, by deed of record as Book 11127, page 116, Register's Office for Davidson County, Tennessee. Arzo Johnson, Sr., has since died leaving Mildred Johnson as the sole owner. Being the same property conveyed to Arzo Johnson, Sr., by deed from Beverly Johnson Wilkerson of record in Book 11127, page 114, said Register's Office, recorded September 25, 1998, and also evidenced by an Affidavit of Heirship executed by Arzo Johnson, Sr. of record in Book 11127, page 112, said Register's Office, also recorded September 25, 1998. Mildred Faye Johnson appointed her daughter, Tanuverne Ligon as her attorney-in-fact in a power of attorney dated

May 10, 2007, which has been recorded contemporaneously with this deed as Instrument No. 20070907.0107635, said Register's Office. Mildred Johnson and Mildred Faye Johnson are one and the same person and is the grantor in this conveyance and the principal in the above power of attorney.

This is improved property, known as 1506 Compton Avenue, Nashville, Tennessee 37212.

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.

There were and are no debts or claims against the estate of Arzo Johnson, Sr. which are or would be payable from the real property described above, whether or not such claims have been filed in the court of Davidson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estate of Arzo Johnson, Sr. which constitute a claim or lien against the property described above. There were and are no Tennessee inheritance taxes due by reason of the death of Arzo Johnson, Sr. which are payable from the real property described above.

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 31st day of August, 2007.

Mildred Johnson By Tanuverne Ligon
MILDRED JOHNSON, by ATTY-IN-FACT
TANUVERNE LIGON, Attorney-in-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, TANUVERNE LIGON, a Notary Public in and for the above County and State, the within named Tanuverne Ligon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who, in her representative capacity as attorney-in-fact for her mother, Mildred Johnson, the bargainor, acknowledged that she executed the within instrument as said attorney-in-fact for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2007.

RICHARD MANSON
STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires May 2, 2011

NOTARY PUBLIC My Commission Expires