Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Map: 105-09-00
Parcel: 010.00

Warranty Deed

Davidson County DEEDWARR
Recvd: 12/17/07 11:09 2 pgs
Fees:13.00 Taxes:1794.50
20071217-0144460

Address of New Owner(s)

Belmont University
1900 Belmont Boulevard
Nashville, Tennessee 37212-3757

Send Tax Bills To:

SAME

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 $485,000.

Affiant

LYNDA HEFLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 12th day of December, 2007.

Notary Public

My Commission Expires 09-05-11

For and in Consideration of the sum of FOUR HUNDRED AND EIGHT-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We Karen R. Fletcher and David B. Baker, as wife and husband, (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 No. 13 on the Unregistered Map of Belmont Land Company's Subdivision of Lots 63 and 64 of O.B. Hayes Rokeby Addition and other property.
>
> According to a blue print of said unregistered map said Lot No. 13 fronts 50 feet on the easterly side of 15th Avenue South, formerly Washington Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to KAREN R. FLETCHER, by deed from BARBARA JEAN JONES, of record as Book 8590, page 760, dated March 27, 1992, said Register's Office. Subject property was further conveyed to DAVID B. BAKER and wife, KAREN R. FLETCHER by quit claim deed from KAREN R. FLETCHER, of record as Instrument No. 20040917-0112185, said Register's Office.

This is improved property, known as 1810 15th Avenue South, 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. 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 14 th day of December, 2007.

Karen R. Fletcher
KAREN R. FLETCHER

David B. Baker
DAVID B. BAKER

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 Karen R. Fletcher and David B. Baker, 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 14th day of December, 2007.

J. Terry Price
NOTARY PUBLIC

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

My Commission Expires May 23, 2009