Map and Parcel:10509008600

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: 05/20/08 08:30 2 pgs
Fees:13.00 Taxes:1443.00
20080520-0051522

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 $390,000.00.

Affiant

LYNDA HEFLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 12 day of May, 2008.

Notary Public

My Commission Expires 07.05.11

For and in Consideration of the sum of THREE HUNDRED, NINETY THOUSAND and other good and valuable consideration (the receipt of which is hereby acknowledged), I, David A. Berg, unmarried, (hereafter referred to as "Grantor") have bargained and sold, and by these presents 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 23, on the Plan of D.B. Blakemore's Subdivision of Lawrence Lawn, of record 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 David A. Berg, an single person, by Deed from **Billy R. Crittenden and Pamela Russ-Crittenden, as husband and wife, of record as Instrument Number 20040804-0093333, Register's Office for Davidson County, Tennessee**

This is improved property, known as 1406 Caldwell Avenue, Nashville, Tennessee 37212.

This conveyance is subject to all restrictive covenants, easements and set back lines that are applicable to the above described property and to all matters appearing on the Plan of record in Plat Book 161, page 165, said Register's Office, including any restrictions ancillary thereto, zoning regulations and all taxes that have been assumed by the Grantee herein.

This conveyance is subject to the Joint Driveway Agreement of record as Book 6994, page 663, said Register's Office.

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 never been used as marital property and that no marital rights of any kind have attached to this property.

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

Witness this 15th day of May, 2008.

By: _____
David A. Berg

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 David A. Berg, 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 15 day of May, 2008.

_____
NOTARY PUBLIC

My Commission Expires May 23, 2009

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