Davidson County DEEDWARR
Recvd: 02/23/09 10:09 2 pgs
Fees:13.00 Taxes:1258.00
20090223-0015424

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Laura Duke
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1889

Property Address: 1910 15th AVe South, Nashville, TN 37212

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frank T. Nelson**, existing under the laws of Tennessee, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Belmont University, as Sole Owner, his/her personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 20 on the Plan of D.B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book/page 161/165, Register's Office for Davidson county, Tennessee

Being the same property conveyed to Frank T. Nelson by Warranty Deed from Maynard P. Turner, Jr. and wife, Edna Hall Turner, as of record in Book/Page 4220/291 said Register's Office.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from @, dated @, and recorded @, in the Register of Deeds for the City of Nashville, County of Davidson.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 29 day of December, 2008.

By: Frank T. Nelson

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 29th day of December, 2008, before me, [illegible], the undersigned, personally appeared of Frank T. Nelson,

Notary Public
My Commission expires: 1-23-2011

STATE OF Tennessee
COUNTY OF Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 29 day of December 2008

Notary Public
My Commission expires: 1-23-2011

Address of New Owners:
Send tax Bills to New Owner:
1910 15th Ave South
Nashville, TN 37212

Map & Parcel 105-09-0-091.00

Notary Seal present,
but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds

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but could not be reproduced.
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Davidson County Register of Deeds