BOX 10-A

WARRANTY DEED

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

Ronald A. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF NOVEMBER, 2009.

Notary Public

(AFFIX SEAL)

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
Ronald A. Hunter and Tony L. Ross	New Owners	
(NAME)	(NAME)	
6029 Murray Lane		117-16-194
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-6208		
(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, A TENNESSEE NON-PROFIT CORPORATION, FORMERLY KNOWN AS DAVID LIPSCOMB UNIVERSITY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD A. HUNTER, AS TO AN UNDIVIDED 71.6% INTEREST AND TONY L. ROSS, AS TO AN UNDIVIDED 28.4% INTEREST**, 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 Lots No. 41 and 42 on the Map of S.F. & C.D. Morrow's Subdivision of Lots No. 38, 39 and part of 37, McNairy's Subdivision, of record in Book 332, page 86, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

Said Lot No. 41 and 42 front 50 feet each on the northerly side of Morrow Street and run back between parallel lines 163.5 feet to the center of an alley.

Being the same property conveyed to David Lipscomb University by deed from L. Elaine Shepherd Davidson and husband, Randall L. Davidson, of record in book 10455, page 898, Register's Office for Davidson County, Tennessee. The said David Lipscomb University is now known as Lipscomb University.

This conveyance is subject to (a) 2009 real property taxes, which have been paid; and (b) all matters appearing on the plan of record in Book 332, page 86, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1108 Morrow Avenue, Nashville, TN 37204
(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.

Return TO:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
(615) 269-6626

BILL GARRETT, Davidson County
Trans:T20090077298 DEEDWARR
Recvd: 11/13/09 08:35 2 pgs
Fees:13.00 Taxes:1304.25

20091113-0104581

Witness my hand this 11th day of November, 2009.

Lipscomb University,
a Tennessee non-profit corporation

By: _____
Danny H. Taylor, Sr. Vice President for
Finance and Administration

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny H. Taylor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sr. Vice President for Finance and Administration of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 11th day of November, 2009.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 4 20[illegible]

_____
John Gregory Hardeman Notary Public