Map: 105-09-0
Parcel: 48.00

Warranty Deed

BILL GARRETT, Davidson County
Trans: T20140044489 DEEDWARR
Recvd: 06/24/14 08:44 2 pgs
Fees: 13.00 Taxes: 3885.00

20140624-0054810

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
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration (or value, whichever is greater) for this transfer is $1,050,000.

Affiant

LYNDA HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 16 day of June, 2014.

Notary Public

My Commission Expires 07.06.15

For and in Consideration of the sum of ONE MILLION, FIFTY-THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), we, Ted F. Walker and wife, Joan R. Walker, as tenants by the entireties, our heirs and assigns, (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. 50 on the Belmont Land Company's Subdivision of Lots No. 63 and 64 of O. B. Hayes Rokeby Addition and part of the Allen Subdivision in Book 79, Page 595, Register's Office for said County, and in Book 97, Page 319, said Register's Office, said plan not being of record, and described as follows:

Beginning at a point in the westerly margin of 12th Avenue South, 230 feet north of the northerly margin of Acklen Avenue, the common corner of Lots 49 and 50; thence, with the line between said lots, westerly 150 feet to an alley; thence, with the margin of said alley, northerly 50 feet to the corner of Lots 50 and 51; thence, with the line between said lots, easterly 150 feet to the westerly margin of 12th Avenue South; thence, with the margin of the same southerly, 50 feet to the beginning.

Being the same property conveyed to TED F. WALKER AND WIFE, JOAN R. WALKER by quitclaim deed from GRACE FRIERSON WALKER of record in Book 5524, Page 215, dated November 2, 1979, said Register's Office.

TOGETHER with the right to use and occupy that portion of 12th Avenue South included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 72-383 in the County Court Clerk's Office for said County.

TOGETHER with the right to use and occupy that portion of Alley No. 428 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. BL2003-1523 in the County Court Clerk's Office for said County.

This is improved property, known as 1823 12th Avenue South, Nashville, Tennessee 37203.

Subject to a street closing and any easement(s) retained in Bill No. 72-383, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Subject to an alley closing and any easement(s) retained in Ordinance No. BL2003-1523, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Ted F. Walker and wife, Joan R. Walker to Powertel/Memphis, Inc., of record in Book 10719, Page 270, said Register's Office.

Assignment and Assumption Agreement between Powertel/Memphis, Inc., a Delaware corporation, formerly known as Intercel Memphis MTA, Inc. and Powertel Memphis Towers, LLC, a Delaware limited liability company, of record in Book 11519, Page 954, said Register's Office.

Assignment and Assumption Agreement between Powertel Memphis Towers, LLC, a Delaware limited liability Company and Crown Castle PT Inc., a Delaware corporation of record in Book 11519, Page 962, said Register's Office.

Site Lease Acknowledgment of record in Book 11519, Page 968, said Register's Office.

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.

Grantors represent to Grantee that Grantors are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein .

Grantors binds Grantors, their heirs and assigns 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 16 day of June, 2014.

TED F. WALKER

JOAN R. WALKER

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 Ted F. Walker and Joan R. Walker, 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 16 day of June, 2014.

NOTARY PUBLIC

My Commission Expires Dec 6, 2016