FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by THE VANDERBILT UNIVERSITY, a Tennessee Corporation, party of the second part, hereinafter called Grantee, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a corporation created and existing under the laws of the State of Kentucky, party of the first part, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the said Grantee, its successors and assigns, the following described property, to-wit:

A parcel of land situated near the City of Nashville, in the Seventh (7) Civil District of Davidson County, State of Tennessee, more particularly described as follows:

Beginning at a cross on a rock marking a corner between property belonging to the Grantor and property now or formerly belonging to Carl Gardner, being generally south three hundred one and five tenths (301.5) feet from an iron stake also marking a corner between property of said Grantor and Carl Gardner; thence North 0° 13' West a distance of three hundred one and five tenths (301.5) feet to an iron stake marking a corner between property belonging to the Grantor and property now or formerly belonging to Carl Gardner and property owned by Eddie Arnold; thence South 39° 19' East a distance of five hundred seventy four and one tenth (574.1) feet to an iron stake marking a corner between property belonging to the Grantor and property now or formerly belonging to Carl Gardner; thence North 68° 13' West a distance of three hundred eighty four and eight tenths (384.8) feet to the point of beginning; all bearings calculated from azimuths with line from the cross on the rock to the iron stake noted at the beginning, taking as azimuth 359° 47'; and containing an area of one and two tenths (1.2) acre, more or less, and being a part of the same property conveyed to the Grantor by the Lewisburg and Northern Railroad Company by deed dated October 1, 1915, recorded in Book 475, page 590, in the office of the Register, Davidson County, Tennessee.

The conveyance of the property herein is upon the express condition subsequent, that in the event of a vacation or non-use of said property or any portion thereof by the Grantee, or if said premises