This instrument prepared by:
Bass, Berry & Sims
27th Floor First American Center
Nashville, TN 37238

BOOK 4935 PAGE 75

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number:
Metro Industrial Development Bd. P.O. Box 548 Nashville, Tenn.	Exempt	104-4-1 and 233

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, receipt of which is hereby JUL 24 MISC A* 12.00 * 12.00 acknowledged, The Vanderbilt University, a corporation organized and existing under the laws of the State of Tennessee, has bargained and sold, and by these presents does transfer and convey unto The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1

The beginning point of said tract is a brass bolt which bolt is N. 17° 06' E. 334.08 ft. from a concrete monument which concrete monument is N. 6° 51' E. 272.32 ft. from a point in the south margin of Garland Avenue which point is N. 82° 41' W. 784.5 ft. from the southwest corner of the intersection of Garland Avenue and Twenty-First Avenue South. From said beginning point N. 6° 23' E. 76.16 ft. to a brass bolt in concrete walk; thence S. 83° 37' E. 227.24 ft. to a crossmark in concrete walk; thence, N. 6° 23' E. 153.72 ft. to a stake in grass plot; thence N. 83° 37' W. 94.41 ft. to a crossmark in concrete walk; thence, N. 6° 23' E. 88.98 ft. to a crossmark in concrete walk; thence S. 83° 37' E. 284.66 ft. to a stake in grass plot; thence 6° 23' W. 291.19 ft. to a concrete walk; thence, N. 83° 37' W. 190.25 ft. to a point on concrete walk; thence, S. 6° 23' W. 27.67 ft. to a crossmark in concrete walk; thence N. 83° 37' W. 227.24 ft. to the point of beginning, containing 81,106 sq. ft. or 1.86 acres, more or less.

Together with the following easement:

The perpetual, non-exclusive right of ingress and egress thereto and therefrom by means of that certain easement, depicted by that shaded area on the survey attached hereto as Exhibit No. 1, extending from the southern boundary of the property to Garland Avenue.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Tract No. 1 and that property over which said easement is granted being portions of that property conveyed to The Vanderbilt University by deed from H. N McTyeire, Trustee, of record in Book 49, page 506, Register's Office for Davidson County, Tennessee, and by deed from George Peabody College for Teachers, of record in Book 460, page 39, Register's Office for said County.

TRACT NO. 2

The beginning point of said tract is a brass bolt set in brick terrace which bolt is N. 53° 00' E. 258.81 ft. from a concrete marker at the northeast intersection of Twenty-Fourth Avenue South and Vanderbilt Place. From said beginning point S. 36° 58' E. 112.91 ft. to a nail in asphalt pavement; thence N. 53° 02' E. 201.35 ft. to a nail in asphalt pavement; thence, S. 36° 58' E. 128.07 ft. to a crossmark in concrete curb; thence N. 53° 02' E. 192.47 ft. to a crossmark in concrete walk; thence, N. 36° 58' W. 297.14 ft. to a crossmark in concrete steps; thence S. 53° 02' W. 106.91 ft. to a crossmark in concrete walk; thence, N. 89° 22' W. 124.47 ft. to a nail set in brick; thence, S. 53° 02' W. 125.46 ft. to a crossmark in concrete walk; thence, S. 36° 58' E. 132.11 ft. to a brass bolt in brick paving; thence, S. 53° 02' W. 62.83 ft. to the point of beginning, containing 100,987 sq. ft., or 2.32 acres, more or less.

Together with the following easement:

The perpetual, non-exclusive right of ingress and egress thereto and therefrom by means of that certain easement, depicted by the cross-hatched area on the survey attached hereto as Exhibit No. 2, extending from the southwestern boundary of the property to Vanderbilt Place.

Tract No. 2, together with that property over which said easement is granted being portions of that property conveyed to The Vanderbilt University by the following instruments: deed from H. N. McTyeire, Trustee, of record in Book 49, page 506; by deed from Elizabeth B. Elliston, of record in Book 58, page 625; by deed from Elizabeth B. Elliston, Elijah B. Elliston and Lizinka Elliston, of record in Book 51, page 591; by deed from Elizabeth B. Elliston and Lizinka Elliston, of record in Book 54, page 329; by deed from Elijah B. Elliston and Leonora Elliston, Trustee, of record in Book 55, page 156; and by deed from Robert Ewing, Clerk and Master, and N. Farrell, of record in Book 58, page 624; all of said deeds being of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, its successors and assigns, forever. And Vanderbilt University does covenant with The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for an easement granted to the Nashville Gas Company of record in Book 3464, page 227, R.O.D.C.T; and 1975 property taxes, a lien not yet due and payable.

And Vanderbilt University does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day of July, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE VANDERBILT UNIVERSITY

By _____
Title
Executive Vice Chancellor

ATTEST:

_____
Treasurer

RECORDER'S MEMO:
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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, LUCILE M. CARROLL, a Notary Public of the State and County aforesaid, personally appeared James R. Sutton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executive Vice Chancellor of The Vanderbilt University, the within named bargainor, a corporation, and that he as such Executive Vice Chancellor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice Chancellor.

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of July, 1975.

Lucile M. Carroll
Notary Public

My Commission Expires:
5 1979

LUCILE M. CARROLL NOTARY PUBLIC DAVIDSON COUNTY, TN

D08179

IDENTIF. REFERENCE

JUL 24 12 28 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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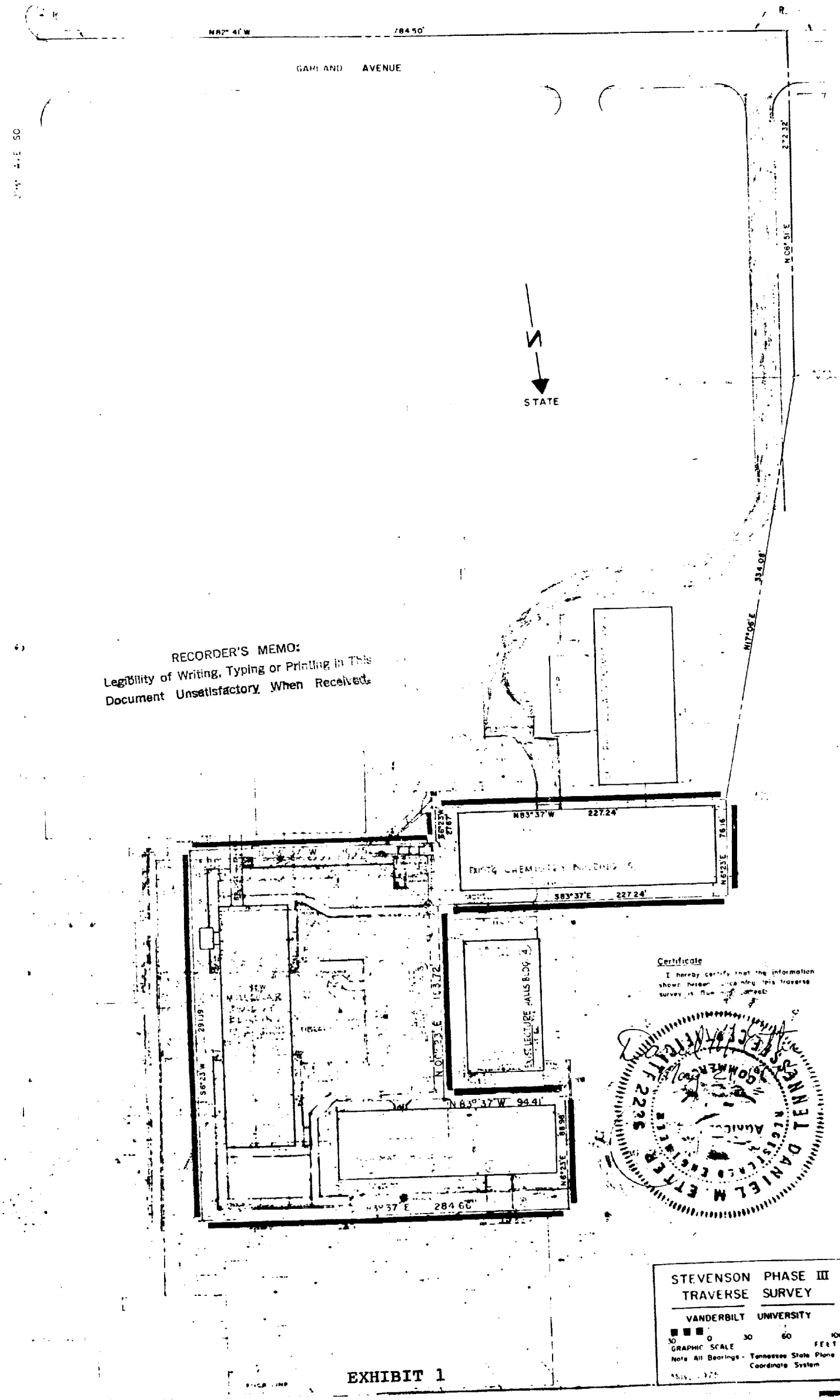


EXHIBIT 1

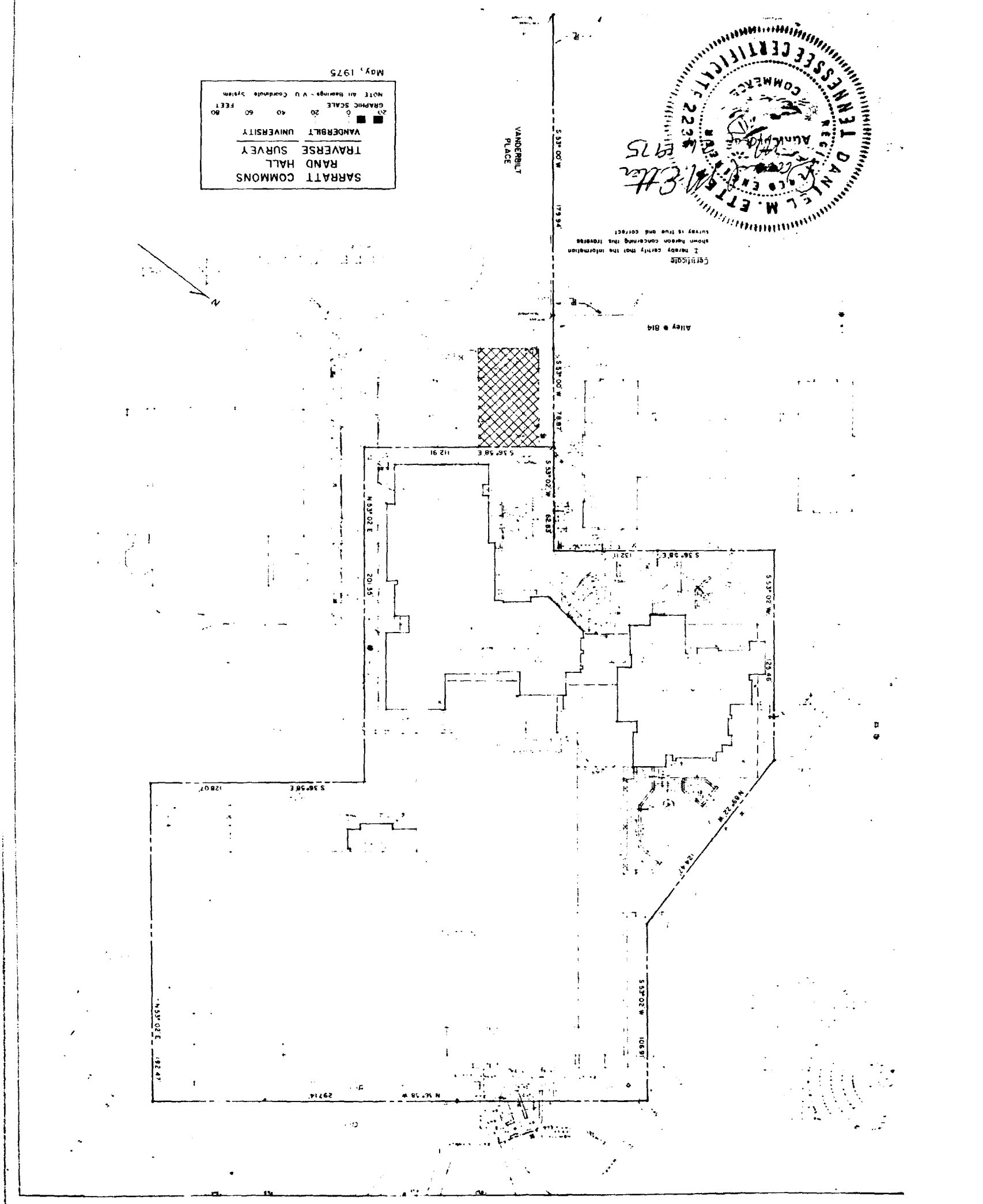


EXHIBIT 2

RECORDER'S MEMO:
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