Re record

BOOK 5112 PAGE 413

# WARRANTY DEED

BOOK 5108 PAGE 722

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| The Vanderbilt University (NAME:) | Office of Treasurer<br>Vanderbilt University (NAME) | Map 96-12 |
| 327 Kirkland Hall (STREET ADDRESS OR ROUTE NUMBER) | 327 Kirkland Hall (STREET ADDRESS) | Parcel 32 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, TN 37240 (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* One and 00/100 ($1.00) ---------- *DOLLARS*

cash in hand paid by The Vanderbilt University, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dr. M. Dee Ingram and his wife, Katherine Ingram,

JAN25 CONV * 485,000.00
JAN25 S'TAX B* 1,261.00
JAN25 PR'FEE B* .50
JAN25 W'DEED B* 10.00 * 1,271.50

FEB-4 MISC B* 10.00 * 10.00

*have* bargained and sold, and by these presents do transfer and convey unto *the said* The Vanderbilt University its *heirs and assigns,* all their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, Inc., dated May 28, 1964, revised December 17, 1964, January 15, 1965, and August 30, 1966, as follows:

Beginning at an iron pin on the westerly margin of Hickory Hill Court (a 50' road) and the southerly margin of a T.V.A. easement, and beginning 301.1 feet southerly from the centerline of Stewart's Ferry Pike; thence in a southerly direction with a 368.5' radius curve to the left, a distance of 149.4 feet to an iron pin; thence South 21 deg. 28' East, a distance of 135.72 feet to an iron pin; thence with a 100' radius curve to the right, a distance of 58.6 feet to an iron pin; thence with a 50' radius curve to the left, a distance of 81.64 feet to an iron pin; thence South 21 deg. 28' East, a distance of 64.2 feet to a concrete monument; thence South 79 deg. 03' West, a distance of 212.4 feet to a concrete monument; thence South 81 deg. 00' West, a distance of 250.11 feet to an iron pin in a fence; thence with a fence North 6 deg. 22' 30" East, a distance of 121.9 feet to an iron pin in a fence; thence continuing with said fence North 4 deg. 10' 30" East, a distance of 454.0 feet to an iron pin in a fence and on the southerly margin of a T.V.A. easement; thence with said T.V.A. easement South 80 deg. 23' East, a distance of 267.7 feet to the point of beginning, containing 4.09 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 485,000.00

Subscribed and sworn to before me, this the 25th day of January 1977

My commission expires Commission Expires July 23, 1980

(Affix Seal)

Affiant

Notary Public

CAROLE F. DAVIDSON COUNTY, TENN.

Re-recorded

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SUBJECT, HOWEVER, to those easements as set out in Book 4058, Page 959, Register's Office for said County; and subject further to the unpaid balance on a certain promissory note in the original amount of $295,000.00 dated March 5, 1965, payable to the order of Provident Trust Company as set out in a deed of trust securing said indebtedness of record in Book 3867, Page 800, Register's Office for said County, the grantee herein expressly assuming no personal liability thereon.

Being the same property conveyed to William M. Hamilton and M. Dee Ingram, Jr. by deed from Old Dominion Corporation, a Tennessee corporation, of record in Book 4077, Page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Dee Ingram, Jr. by deed from William M. Hamilton and his wife, Ruth S. Hamilton (their interest being an undivided one-half interest) and recorded in Book 4148, Page 829, Register's Office for Davidson County, Tennessee.

SUBJECT, ALSO, to an easement granted the United States of America by Chester K. Hart and wife, of record in Book 1303, Page 21, Register's Office for Davidson County, Tennessee, and to a drainage easement extending from west to east crossing the said tract as shown on the survey made by Turner Engineering Company, Inc. dated May 28, 1964, revised December 17, 1964, January 15, 1965 and August 30, 1966, and a sanitary sewer easement, described as follows: A strip of land 15 feet wide and being 5 feet on the south side of an existing sewer line and 10 feet on the north side of said sewer line, said existing sewer runs from a point on the west margin of Hickory Hill Court; located 207.9 feet southerly from the northeast corner of the tract of land being in the east boundary of the property occupied by Hickory Hill Apartments; thence traversing the property of Hickory Hill Apartments to a point in the west boundary line 148 feet southerly from the northwest corner of the property of Hickory Hill Apartments

unimproved ( )
This is improved ( ) property, known as ..... continued by attachment---
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* The Vanderbilt University *its heirs and assigns, forever.*

*And* he does ~~xx~~ *covenant with the said* The Vanderbilt University *that* he is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as hereinabove set forth.

*And* M. Dee Ingram and his wife, Katherine Ingram, do ~~xx~~ *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* The Vanderbilt University *its heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 31st *day of* December, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. D. Ingram Jr. (SEAL)
Dr. M. Dee Ingram

Katherine B. Ingram (SEAL)
Mrs. Katherine Ingram

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Continuation of Warranty Deed conveying property by Dr. M. Dee Ingram to The Vanderbilt University.

and a strip of land 20 feet wide situated on the east side of the west boundary line of the property of Hickory Hill Apartments extending southerly from the northerly boundary line of Hickory Hill Apartments, which is also the south right of way of 150 foot TVA easement to the existing sewer line.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, ....., a Notary Public in and for said County and State, the within named Dr. M. Dee Ingram and his wife, Katherine Ingram,

the bargainor....., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this first day of December, 19 76.

G. Keeling Turner, II, Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires October 7, 1980.

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STATE OF .....
COUNTY OF .....

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that .....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this .....
day of ....., 19.....

....., Notary Public.

Commission Expires .....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,
this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....

re record

D88119

IDENTIF. REFERENCE

FEB 4 10 10 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

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Book 5108 PAGE 726

# WARRANTY DEED

FROM

Dr. M. Dee Ingram

TO

The Vanderbilt University

D865377

IDENTIF. REFERENCE

JAN 25 9 32 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Deed prepared by
John C. Callison, Atty.

**Chicago Title Insurance Company**
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238