Prepared by: J. M. Grissim, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

BOOK 5487 PAGE 909

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
		Map 56
The University of Tennessee	(Fee Simple)	Par 9 Tol
Knoxville, Tennessee	(Tax Exempt)	

Mail-1

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 5th day of March, 1979, between ROBERT M. CONDRA (the "Grantor"), and THE UNIVERSITY OF TENNESSEE, an educational institution having its principal office in Knoxville, Knox County, Tennessee (the "Grantee");

W I T N E S S E T H:

That the said Grantor, as a gift and without consideration, hereby grants, bargains, transfers and conveys unto the Grantee the following described premises situated in Davidson County, Tennessee, to-wit:

Land in the Thirteenth Civil District of Davidson County, Tennessee, described according to a survey, dated October 25, 1967, made by Tennessee Valley Engineers, Inc., as follows:

Beginning in the center of Back Creek Road at the southwesterly corner of the tract of land herein described, being also the southwesterly corner of the 384-acre tract of land conveyed to Hooper Jones by deed from Henry H. Piper and wife, of record in Book 1811, page 547, Register's Office for said County;

Thence with C. D. McDonald's northwesterly line and within Back Creek Road, as follows: north 39° 30' east 495 feet, north 20° east 50 feet, north 35° east 577.5 feet to a point on a small bridge which crosses Back Creek and which point is in the center of Back Creek Road;

Thence leaving Back Creek Road and following the meanderings of Back Creek along the northwesterly line of C. D. McDonald, as follows: north 62° 30' east 204.6 feet, north 44° east 198 feet, north 49° east 313.5 feet, and north 40° 30' east 21 feet to the southwesterly corner of the property conveyed to Jon Mac Randall by deed of record in Book 3617, page 485, said Register's Office;

Thence along Jon Mac Randall's southwesterly line, north 35° west 624 feet to Jon Mac Randall's northwesterly corner; thence with Jon Mac Randall's northwesterly line, north 59° 30' east 189 feet to his northeasterly corner lying in the orginal easterly line of the said 384-acre tract conveyed to Hooper Jones and being also the westerly line of the H. L. Randall property;

Thence with H. L. Randall's westerly line, north 42° west 271.2 feet; thence north 8° east 518 feet to an elm; thence north 28° west

627 feet; thence north 35° 30' west 600 feet; thence north 22° west 298 feet; thence north 40° west 181.5 feet, thence north 18° west 298 feet; thence north 29° east 225 feet; thence north 20° west 198.5 feet; thence north 9° 30' west 198.5 feet; thence, crossing a valley, north 32° west 330 feet to the beginning of a ridge; thence along the top of a ridge, north 4° east 561.8 feet; thence north 5° west 462 feet; thence north 35° east 396 feet; thence north 27° 30' west 343.3 feet; thence north 6° west 214.5 feet; thence north 32° 30' east 412.5 feet; thence north 2° 15' east 298 feet; thence north 41° east 495 feet; thence north 35° 30' east 198.5 feet to H. L. Randall's northwest corner at a corner of the Thomas Bennett property;

Thence along Thomas Bennett's westerly line, north 14° west 231 feet and north 6° west 231 feet to stones on top of the ridge to a fence line, being the northernmost point of the property herein described and lying in the line of the James E. Hodgins property;

Thence along James E. Hodgins' line, and continuing along the top of the ridge, south 79° west 264 feet; thence south 65° west 330 feet; thence south 70° west 643.5 feet; thence south 7° west 561 feet; thence south 43° west 264 feet; thence south 72° west 66 feet; thence south 59° west 132 feet; thence south 9° west 330 feet; thence south 38° west 165 feet; thence south 15° west 379.5 feet; thence south 89° 20' west 396 feet; thence north 52° west 132 feet; thence north 76° west 132 feet; thence north 89° west 247.5 feet; thence south 64° west 231 feet; thence south 47° west 300.4 feet; thence south 39° 30' west 267.5 feet; thence south 16° west 151.8 feet; thence south 11° 30' east 211 feet to the end of the ridge;

Thence with the easterly line of the Henshaw, Honeycutt & Lewis property, south 3° east 219.7 feet; thence south 10° west 145 feet; thence south 11° 30' east 99 feet; thence south 20° east 123.7 feet to a beech at the head of the hollow at the northeasterly corner of the Ellen Simpkins property;

Thence along Ellen Simpkins' easterly line, south 11° west 165 feet; thence south 8° east 99 feet; thence south 24° east 198 feet; thence south 26° east 544.5 feet; thence south 0° 30' east 297 feet; thence south 21° east 247.5 feet; thence south 18° west 132 feet; thence south 42° east 214.5 feet; thence south 70° east 99 feet;

Thence with a branch and its meanderings, and continuing along Ellen Simpkins' easterly line, south 26° east 346.5 feet; thence south 76° east 181.5 feet; thence south 36° east 231 feet; thence south 28° east 297 feet; thence south 87° east 83.5 feet; thence south 46° east 198 feet; thence due south 132 feet; thence south 43° east 198 feet; thence south 42° 30' east 412.5 feet; thence south 35° east 552.8 feet; thence south 29° east 346.5 feet; thence south 19° east 231 feet; thence south 6° east 165 feet; thence south 27° east, crossing Back Creek, 1,014.3 feet to the beginning, containing 382.14 acres.

Being part of the real property conveyed to Robert M. Condra by Warranty Deed from Hooper Jones, of record in Book 4185, page 469, Register's Office for Davidson County, Tennessee;

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead.

TO HAVE AND TO HOLD the said premises to THE UNIVERSITY OF TENNESSEE, its successors and assigns, forever.

And the said Robert M. Condra, for himself and his heirs, executors and administrators, does hereby covenant with said Grantee, its successors and assigns, that he is lawfully seized

in fee simple of the premises above conveyed and has full power, authority and right to convey the same. That the premises are free from all encumbrances, except the 1979 taxes, which are assumed and a verbal lease of the pastures and buildings to James Sherrod, of Davidson County, Tennessee, which expires October 1, 1979, at a rental of One ($1.00) Dollar per year.

And Grantor does further covenant and bind himself, his heirs and legal representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

Evelyn J. Condra joins in the execution of this conveyance for the purpose of conveying such right, title and interest as she may have in the realty as the wife of Robert M. Condra.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

Robert M. Condra

Evelyn J. Condra

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named, Robert M. Condra and wife, Evelyn J. Condra, with whom I am personally acquainted and who, upon aoth, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of March, 1979.

Notary Public

My commission expires: Feb 4, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $_____.

Affiant

Subscribed and sworn to before me this _____ day of March, 1979.

Notary Public

My commission expires_____

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN. MAR 20 1 33 PM '79 IDENTIF. REFERENCE F. I. 9 4 1 8. 2.