# WARRANTY DEED

BOOK 5535 PAGE 635

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clarence Sutherland (NAME:) | New Owner (NAME:) | 118-16-5 |
| Kraft Drive (STREET ADDRESS OR ROUTE NUMBER) | 3815 Cleghorn Avenue (STREET ADDRESS) | 6DA-35471 |
| Nashville, TN.37215 (CITY) (P. O. ZONE) (STATE) | Nashville, TN. 37215 (CITY) (ZONE) (STATE) | |

7946

11/27 1572.50- CHECK

*For and in Consideration of the sum of* TEN DOLLARS ---------- ($10.00) ---------- *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged,

Nov 27 9 58 AM '79
FEE & [illegible] REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F 6 5 0 7 9

THE VANDERBILT UNIVERSITY, a Tennessee Not For Profit Corporation, located in Nashville, Tennessee

*have bargained and sold, and by these presents do transfer and convey unto the said* CLARENCE SUTHERLAND and wife, SUSAN C. SUTHERLAND *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 16, 17, 18 and 19 and the south half of Lot No. 20 on the Map of SIDCO Subdivision, as of record in Book 2133, page 115, Register's Office for said County.

Said lots and parts of lot front together 459 feet along the east side of Kraft Drive and run back in an easterly direction between parallel lines 315 feet to a dead line being the center line of the L & N Railroad Tract right of way.

Being the same property conveyed to Vanderbilt University, by deed from Surburban Industrial Development Company, as of record in Book 2486, page 189, Register's Office for said County.

This conveyance is made subject to the following:

(1) Railroad lead track easement of the Louisville and Nashville Railroad Company along the eastern boundary of saidproperty as shown and set forth on the plan of Sidco Subdivision, as of record in Book 2133, page 115, the ownership of and rights of Grantor to any and all sewer lines and other utilities which are presently or may in the future be installed in, on or across said property within the boundaries of said railroad lead tract easement under the provisions of that instrument of record in Book 2293, page 555; 10 foot sanitary sewer easement near the north boundary of Lot No. 19 and the west boundary of Lot No. 20 of said property and an easement for waterline near the southerly boundary of Lot No. 20 of said property as shown on the Plan of Sidco Subdivision

(See Reverse side)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 600,000.00

Subscribed and sworn to before me, this the 27 day of November 1979

Clarence Sutherland
Affiant

My commission expires: 7-11-81
(Affix Seal)

Notary Public

of record in Book 2133, page 115; the sewer line and equipment within said easement being owned by the Grantor and reserved from this conveyance; all of the rights of the City of Nashville in and to the said waterline described and set forth in a certain Quitclaim Deed of Conveyance from DeWitt Carter, Trustee, to the City of Nashville, as of record in Book 2244, page 611; and building setback lines shown on said plan of Subdivision.



(2) Restrictive covenants contained and set forth in instrument of record in Book 2294, page 316, Register's Office.

(3) The exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in that certain deed from the United States of America to DeWitt Carter, Trustee, as of record in Book 2152, page 347, to which reference is here made for accurate description thereof.

(4) A certain unrecorded lease on the premises under a written lease agreement between Suburban Industrial Development Company as landlord and Sears, Roebuck and Company as tenant, dated the 25th day of January, 1955, and leasing the premises, together with certain improvments to be constructed thereon, to the said Sears, Roebuck and Company for a period of 15 years, commencing upon the first day of the month next following the completion of the improvements to be made as provided in said lease, and delivery thereof to tenant ready for occupancy. Said lease also provides that tenant is given the right to extend the leases upon the same terms and conditions and for the rental therein stated, for two additional terms of ten years each by giving landlord written notice of its intention to extend at least six months prior to the expiration of the term of the lease of any extension thereof.

(5) Temporary construction easement to Metropolitan Government of Nashville and Davidson County, as of record in Book 4124, page 288.

unimproved ( )
This is improved ( ) property, known as ..... (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* CLARENCE SUTHERLAND AND WIFE, SUSAN C. SUTHERLAND *their heirs and assigns, forever.*

*And the Grantor* does *covenant with the said* CLARENCE SUTHERLAND AND WIFE, SUSAN C. SUTHERLAND *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* VANDERBILT UNIVERSITY
*do further covenant and bind* itself, its successors and assigns. *to warrant and forever defend the title to the said land to the said* CLARENCE SUTHERLAND AND WIFE, SUSAN C. SUTHERLAND *their heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 20th *day of* November, *19* 79, *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, a Tennessee Not For Profit Corporation, located in Nashville, Tennessee

By: [signature] VEP

ATTESTED TO:

BY [signature] EP
Treasurer

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*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....., Tennessee, this..... day of....., 19.....*

*....., Notary Public.*

*Commission Expires.....*

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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,* the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* Alexander Heard and Alfred C. Morley, Jr. *, with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* Chancellor and Treasurer *of the* Vanderbilt University *, the within named bargainor, a corporation, and that* they Chancellor and Treasurer *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* Chancellor and Treasurer *.*

*Witness my hand and seal, at office in* Nashville, Tennessee *, this* 20th *day of* November *, 19* 79 *.*

Betty H. Gilbert
*Notary Public*

NOTARY PUBLIC AT LARGE

*Commission Expires* My Commission Expires Oct. 17, 1982 .

VANDERBILT UNIVERSITY
NASHVILLE, TENNESSEE

# WARRANTY DEED

FROM

VANDERBILT UNIVERSITY

TO

CLARENCE SUTHERLAND AND WIFE

Compliments of
**Chicago Title Insurance Company**
**First Floor — First American Center**
**Deadrick Street**
**Phone 255-4631**
**NASHVILLE, TENNESSEE 37208**

BOOK 5535 PAGE 638

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5535 PAGE 639

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 600[illegible].00- CO | |
| | | | 1560.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 MOSEO | |
| | | | CHECK 1572.50- | |
| 7946A | | 11/27/79 | BAL .0- | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F65079

IDENTIF. REFERENCE

Nov 27 9 58 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 727761