This Instrument Prepared By: Paul S. Parker
Dodson, Harris, Robinson & Aden
900 Nashville City Bank Bldg.
P.O. Box 2524
Nashville, Tennessee 37219

mail

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers:
University of Vermont and State Agricultural College A Vermont Not for Profit Corporation Burlington, Vermont 05405	Gordon Paterson, Treasurer University of Vermont Burlington, Vermont 05405	Map 104-6, Parcel 104 Map 104-6, Parcel 105

BOOK 6006 PAGE 747

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Robert L. Knauss and wife, Angela T. Knauss, by these presents do hereby transfer and convey unto The University of Vermont and State Agricultural College, a Vermont not for profit corporation successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lots Nos. 75, 76 and the southerly one-half of Lot No. 74 on the Plan of West End Heights, as of record in Book 332, pages 124 and 125, Register's Office for said County.

Said Lots Nos. 75, 76 and the southerly one-half of Lot No. 74 adjoin and front together 150 feet on the southerly side of Love Circle and extends back 183 feet along the southeasterly line of Lot No. 76 and 224-1/2 feet more or less along the northwesterly side of the southerly one-half of Lot No. 74, to an alley in the rear, on which they measure 195 feet.

The above described property was conveyed to Robert L. Knauss and wife, Angela T. Knauss, by deed from Sam H. Hirshberg and wife, Phyllis G. Hirshberg, by deed of record in Book 4694, page 834, Register's Office for Davidson County, Tennessee.

The said property is being conveyed expressly subject to the following encumbrances which are expressly assumed by Grantee:

1. Deed of trust executed by Robert L. Knauss and wife, Angela T. Knauss, to Gus G. Halliburton, Trustee, dated April ?, 1973, and recorded in Book 4694, page 836, Register's Office of Davidson County, Tennessee, in favor of Vanderbilt University, which states that it secures a debt in the original principal sum of $36,000.00 payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein.

2. Deed of trust executed by Robert L. Knauss and wife, Angela T. Knauss, to Gus G. Halliburton, Trustee, dated December 20, 1973, and recorded in Book 4775, page 393, Register's Office of Davidson County, Tennessee, in favor of Vanderbilt University, which states that it secures a debt in the original principal sum of $9,000.00 payable as therein specified together with any terms, conditions, restrictions, or limitations recited therein.

3. Deed of trust executed by Robert L. Knauss and wife, Angela T. Knauss, to James R. Newpart, Trustee, dated October 10, 1974, and recorded in Book 4938, page 598, Register's Office of Davidson County, Tennessee, in favor of Commerce Union Bank, which states that it secures a debt in the original principal sum of $12,500.00 payable as therein specified together with any terms, conditions, restrictions or limitations recited therein, along with an Additional Advance Agreement of record in Book 4941, page 113, Register's Office for Davidson County, Tennessee.

4. Deed of trust executed by Robert L. Knauss and wife, Angela T. Knauss, to Harold E. Miller, Jr., Trustee, dated August 19, 1977, and recorded in Book 5186, page 198, Register's Office of Davidson County, Tennessee, in favor of Vanderbilt University, which states that it secures a debt in the original principal sum of $6,000.00 payable as therein specified together with any terms, conditions, restrictions or limitations recited therein.

5. Deed of trust executed by Robert I. Knauss and wife, Angela T. Knauss, to Rodger Williams, Trustee, dated August 10, 1979, and recorded in Book 5483, page 304, Register's Office of Davidson County, Tennessee, in favor of Commerce Union Bank, which states that it secures a debt in the original principal sum of $60,000.00 payable as therein specified together with any terms, conditions, restrictions or limitations recited therein.

02/14 448.50- CHECK

6. Property taxes for the years 1982 and 1983, which constitute liens against the said property, but are not yet due and payable.

STATE OF Texas)

COUNTY OF Harris)

The actual consideration or value whichever is greater, for this transfer is 170,000.00

Angela T. Knauss
Affiant

Subscribed and sworn to before me this 20th day of Jan, 1983.

Ann Jacks
Notary Public

My Commission Expires: 11-6-84

This is improved property, known as 3343 Acklen Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said University of Vermont, a Vermont not for profit corporation, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as provided above.

We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said University of Vermont, a Vermont not for profit corporation, its successors and assigns, against the lawful claims of all persons.

Witness our hands this 20th day of Jan, 1983.

Robert L. Knauss
ROBERT L. KNAUSS

Angela T. Knauss
ANGELA T. KNAUSS

FEE 14.00 PH '83 ELIX Z. WILLIAMS II, REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

H 3 1 : 0 7 4 :

STATE OF Texas)

COUNTY OF Harris)

Personally appeared before me, Ann Jacks, a Notary Public in and for said County and State, Robert L. Knauss and wife, Angela T. Knauss, the within named bargainors, 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 Houston Texas this 20th day of Jan, 1983.

Ann Jacks
Notary Public

My Commission Expires: 11-6-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6006 PAGE 749

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			170000.00- CO	
			442.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	448.50-
7208A	02/14/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 1: 0 7 4

IDENTIF. REFERENCE

Feb 14 3 32 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 929373