File 1N

BOOK 6735 PAGE 579

THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: The Vanderbilt University "GRANTOR"

TO: Kenneth H. Fox and
Gilbert S. Fox, III "GRANTEES"

ADDRESS NEW OWNERS:

Kenneth H. Fox and
Gilbert S. Fox, III
932 Jefferson Street
Nashville, Tennessee 37208

SEND TAX BILLS TO:

National Auto Tune-Up
P.O. Box 50347
Nashville, Tennessee 37205

MAP-PARCELS # 81-16-398, 399, 402

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand Dollars ($25,000.00) cash in hand paid by Kenneth H. Fox and Gilbert S. Fox, III, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, The Vanderbilt University, has bargained and sold, and by these presents does transfer and convey unto the said Kenneth H. Fox and Gilbert S. Fox, III, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows to wit:

TRACT 1: Real estate in Davidson County, Tennessee, said real estate being described, as follows:

Being part of Lot 147 of D. T. McGavock First Addition of record in Book 10, page 606 to 609 inclusive, Register's Office for said County.

Beginning at a point in the northerly margin of Jefferson Street, 108-1/3 feet east of the easterly margin of 10th Avenue North; thence northerly in a right angle to Jefferson Street 82.5 feet to a point; thence easterly 33-1/3 feet to a point; thence southerly 82.5 feet to a point in the northerly margin of Jefferson Street; thence with the margin of the same westerly 33 1/3 feet to the beginning.

Being the same property conveyed to The Vanderbilt University, its successors and assigns by deed from Laurence A. Grossman and wife, Dorothy H. Grossman of record in Book 5383, page 689, Register's Office for Davidson County, Tennessee.

TRACT 2: Real estate in Davidson County, Tennessee, said real estate being described, as follows:

Being part of Lot No. 147 on the Plan of D. T. McGavock's First Addition, as of record in Book 10, pages 606 to 609, inclusive, Register's Office for said County, described as follows:

Being on the northerly margin of Jefferson Street at a point 141 feet 8 inches east of the easterly margin of 10th Avenue, North, formerly Mrs. Laura M. Harris' southeast corner; thence with said street, eastwardly 38 feet 4 inches to the southwest corner of the property conveyed to Laura Irving, by deed from Bransford Realty Company, of record in Book 1014, page 144, said Register's Office, thence with Irving's westerly line, northwardly 98 feet, more or less, to the southerly margin of a private alley; thence with said alley, westwardly 33 feet 4 inches; thence southwardly 98 feet, more or less, to the beginning.

Being the same property conveyed to The Vanderbilt University, its successors and assigns by deed from Laurence A. Grossman and wife, Dorothy H. Grossman of record in Book 5383, page 699, Register's Office for Davidson County, Tennessee.

TRACT 3: Real estate in Davidson County, Tennessee, said real estate being described, as follows:

Being the southwesterly part of Lot No. 146 and the southeasterly part of Lot No. 147 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, pages 608 and 609, Register's Office for said County, described together to a survey made by W. B. Southgate, December 29, 1926, as follows:

Beginning on the northerly margin of Jefferson Street at a point 25 feet west of the corner of Lots 146 and 147; thence northwardly and parallel with the line between said two lots, 98 feet more or less to the southerly margin of a private alley; thence with the southerly margin of said alley, eastwardly 33 feet 4 inches to a point 8 feet 4 inches east on the line between said Lots 146 and 147; thence southwardly and parallel with the line between said two lots; 100 feet more or less to the northerly margin of Jefferson Street; thence with the northerly margin of said Street, westwardly 33 feet 4 inches to the beginning.

Being the same property conveyed to The Vanderbilt University, its successors and assigns, by deed from Laurence A. Grossman and wife, Dorothy H. Grossman, of record in Book 5383, page 685, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 932, 934 and 936 Jefferson Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth H. Fox and Gilbert S. Fox, III, their heirs and assigns, forever.

And GRANTOR does covenant with the said Kenneth H. Fox and Gilbert S. Fox, III, 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.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Kenneth H. Fox and Gilbert S. Fox, III, their heirs and assigns, against the lawful claims of all persons whomsoever.

Executed this 25th day of November, 1985, GARNTOR by its duly authorized officer.

THE VANDERBILT UNIVERSITY

By: _____

Title: Chancellor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mildred M. Gardner, a Notary Public of the State and County aforesaid, personally appeared Joe B. Wyatt, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be Chancellor of The Vanderbilt University, the within named bargainor, a corporation, and that he as such Chancellor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chancellor.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of November, 1985.

Mildred M. Gardner
NOTARY PUBLIC

My Commission Expires: 11-1-87.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me, this 12 day of December, 1985.

Sandi Goolsby
NOTARY PUBLIC

My Commission Expires: 9-9-89

SANDI GOOLSBY NOTARY PUBLIC DAVIDSON COUNTY, TN

6113

TENNESSEE REGISTER

Dec 13 1 44 PM '85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

25[illegible].00- CASH
65.00 CSTAX
.50 PRFEE
9.00 WRF'D
CHECK 74.50-
6406 12/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 1 3 9

IDENTIFICATION REFERENCE

DEC 13 | 04 PM '85

FELIX Z. WILSON

No. 201390