SEND TAX BILLS TO: R. Franklin Norton, Trustee
United American Plaza, Suite 2021
Knoxville, TN 37902

WARRANTY DEED BOOK 6781 PAGE 694

New Owner: R. Franklin Norton, Trustee
SAME
MAP 56
Parcel 9

This instrument prepared by: Ronald C. Leadbetter, Attorney

THIS INDENTURE, made this 12th day of March, 1979, between The University of Tennessee, an educational institution having its principal office in Knoxville, Knox County, in the State of Tennessee, party of the first part, and R. Franklin Norton, Trustee, with full power to sell or encumber without joinder of beneficiary and without necessity of the purchaser holding to the application of the proceeds, of Knox County, Tennessee, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration to it in hand been paid, receipt of which is hereby acknowledged, and the balance of said purchase price which is secured by a promissory note of even date to be paid in full to the party of the first part in accordance with the terms of said note, and to secure the payment of said note a specific lien is hereby reserved in the property herein conveyed, hereby grants, bargains, sells, and conveys absolutely and in fee simple unto the party of the second part 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 original 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;

Being the same tract of real property conveyed to The University of Tennessee by Special Warranty Deed from Robert M. Condra, of record at Book 5407, Page 909 in the Register's Office for Davidson County, Tennessee;

with the hereditaments and appurtenances thereto appertaining.

TO HAVE AND TO HOLD the said premises to the party of the second part, their heirs, successors, and assigns forever.

And the said party of the first part for itself and its successors, does hereby covenant with the party of the second part, their heirs, successors, and assigns that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same; that said premises are free from all encumbrances, except for the 1979 taxes which are assumed by the second party and that it will forever warrant and defend the said premises and the title thereto to the grantee, its heirs, successors, and/or assigns against the lawful claims of all persons whomsoever.

Parties of the second part are expressly prohibited from constructing any building, removing any timber or in any way impairing the above described premises, without the written consent of the party of the first part or until the underlying

promissory note of even date is fully satisfied and said reservation of lien is released by the party of the first part.

IN WITNESS WHEREOF, the said party of the first part has set its hand and seal the day and year first above written. Signed, sealed and delivered in the presence of

THE UNIVERSITY OF TENNESSEE

Vice President

ATTEST:

Secretary

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ACKNOWLEDGMENT

STATE OF TENNESSEE)
) ss.:
COUNTY OF KNOX)

Personally appeared before me, Ogreeta H. Freeman, a Notary Public of said County and State, Joseph E. Johnson, Vice President of The University of Tennessee, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes herein contained, he being authorized to do so. Witness my hand and official seal at office this 12th day of March, 1979.

Ogreeta H. Freeman
Notary Public

My Commission expires: January 19, 1981.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 760,000 w/.

Affiant Trustee.

Subscribed and sworn to before me this 12th day of February 1986.

Rudolph L. Crews
Notary Public
My Commission Expires
May 20, 1986

IDENTIFICATION REFERENCE

FEB 12 1 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7.5.6.3.2

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

RECEIVED OF _____

FOR _____

BOOK 6781 PAGE 699

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
			260000.00- CAMT.	
			676.00 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	691.50-
41804C2/12/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.6.3.2

IDENTIFICATION REFERENCE

FEB 12 1 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218729