G253224
Box #35

BOOK 7075 PAGE 220

Box 35

This instrument prepared by:
James B. Hawkins, Attorney
P. O. Box 10, Room 356
Nashville, Tennessee 37202

ADDRESS OF NEW OWNERS AS FOLLOWS:

VANDERBILT UNIVERSITY
OFFICE OF THE TREASURER
102 ALUMNI HALL
NASHVILLE, TENNESSEE 37240

SEND TAX BILLS TO:

SAME

Parcel #
104-10-229

COUNTY REGISTER

Davidson County

SAME

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and No Hundredths Dollars ($250,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, SOUTH CENTRAL BELL TELEPHONE COMPANY, a Georgia corporation with principal place of business in Birmingham, Alabama, Party of the First Part, has this day bargained and sold and does by these presents sell, transfer and convey unto Vanderbilt University, Nashville, Tennessee, Party of the Second Part, its heirs, successors and assigns forever, the following described real estate located in the City of Nashville, Davidson County, Tennessee:

LOT NO. 1 on the plan on the resubdivision Lot No. 1 Westmoreland Place as of record in Book 6250, Page 860, R.O.D.C., Tennessee and also being Parcel No. (229) on Tax Map No. 104-10 and being more particularly described as follows:

Beginning at a punched hole in sidewalk on the southeasterly right-of-way line of Hillside Drive at the common corner of Lots 1 & 2 on the above noted plan; thence,

1. With the common line of Lots 1 & 2 S 36° 31' 03" E 171.79' ft. to an iron pin on the northwesterly right-of-way line of a 15' alley; thence,

2. With the northwesterly right-of-way of 15' ft. alley S 59° 10' 52" W 15.23' ft. to a P.K. nail; thence,

3. Continuing with alley S 56° 29' 29" W 202.00' ft. to a railroad spike; thence,

4. Continuing with alley S 61° 31' 30" W 97.31' to an iron pin set at the beginning of a curve; thence,

5. With said curve to the right (radius 20.0') northwesterly a distance of 42.52' ft. to a concrete monument on the easterly right-of-way line (as widened) of Chesterfield Ave. and having a chord bearing and distance of N 57° 33' 45" W 34.96' ft.; thence,

6. With the easterly right-of-way line of Chesterfield Ave. (as widened) N 3° 21' 00" E 97.19' ft. to a concrete monument at the beginning of a curve; thence,

7. With said curve to the right (radius 106.27') northeasterly a distance of 92.58' ft. to a punched hole in sidewalk on the southeasterly right-of-way line of Hillside Drive and having a chord bearing and distance of N 28° 18' 30" E, 89.68'; thence,

8. With the southeasterly right-of-way line of Hillside Drive N 53° 16' 00" E, 182.31' to the point of beginning and containing 46,672 square feet or 1.07 acres.

Running with the above described Lot No. 1 is a 15 foot x 45 foot Driveway Easement on Lot No. 2 and being more particularly described as follows:

Beginning at the southeasterly common corner of Lots 1 & 2 on the northwesterly right-of-way of a 15 foot Alley; thence,

1. With the common line between Lots 1 & 2 N 36° 31' 03" W, 45.0'; thence,

2. Severing Lot No. 2, N 59° 10' 52" E, 15'; thence,

3. S 36° 31' 03" E, 45.0' to a point on the northwesterly right-of-way of a 15 foot Alley; thence,

4. With the northwesterly right-of-way of said Alley, S 59° 10' 52" W, 15.0' to the point of beginning.

The above described Lot No. 1 and also 15'x45' Driveway Easement being a part of the same property conveyed to South Central Bell Telephone Company by Deed recorded in Book 4250, Page 51 and Book 5238, Page 309, R.O.D.C., TN.

TO HAVE AND TO HOLD unto the said Party of the Second Part, its successors and assigns forever in fee simple.

Party of the First Part covenants that it is the true and lawful owner of said real estate and has a good and perfect right

to sell and convey same and that, except for 1986 taxes not yet due and payable, and except for encumbrances of record, if any, said property is unencumbered, unless otherwise herein set out, and that it will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever. Taxes for 1986 are to be prorated as of date of closing.

IN WITNESS WHEREOF, South Central Bell Telephone Company has caused this instrument to be executed in its corporate name by its duly authorized officer, this 18th day of December, 1986.

SOUTH CENTRAL BELL TELEPHONE COMPANY

By: _____
VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, James B. Hawkins, a Notary Public of the State and County aforesaid, personally appeared J. L. Johnson, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Vice President of SOUTH CENTRAL BELL TELEPHONE COMPANY, the within named bargainor, a corporation, and that he as such Vice President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of December, 1986.

_____
NOTARY PUBLIC

JAMES B. HAWKINS NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: November 14, 1987

The actual consideration for this transfer, or value of property, (whichever is greater) is $250,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Barbara Bennett Blackburn

Sworn and subscribed to before me this 18th day of December, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 3/11/90

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

FILED
Dec 19 12 04 PM '86
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

INTANGIBLE REFERENCE

74947

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

50 .00 CANT
70 .00 CCDM
.50 MIS
9.00 MOR
CHK # 79.50
9340A12/12/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74947

IDENTIFICATION REFERENCE

Dec 19 12 04 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25081