File 67

BOOK 7487 PAGE 142

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Vanderbilt University Office of General Counsel Kirkland Hall Nashville, TN 37240	Vanderbilt University Office of General Counsel, Kirkland Hall Nashville, TN 37240	92-16-004
This instrument prepared by: Boult, Cummings, Conners & Berry (MTC) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Richard Warren, Trustee ("Grantor") has bargained and sold, and hereby transfers and conveys to Vanderbilt University ("Grantee"), heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,487,500.00.

JSF

Affiant

Subscribed and sworn to before me this 8th day of March, 1988.

Barbara Kinnard

Notary Public
My Commission Expires: 4-17-88

2. Restrictive Covenants contained in Warranty Deed dated January 6, 1962, between Alpha Iota Chapter of Phi Kappa Sigma, as Grantor, and Trustees of the University Church of Christ, as Grantee, of record in Book 3317, page 32, RODC, setting forth certain conditions as to the building of a church on subject real property.

3. Boundary Survey by Anderson-Delk & Associates, Inc. dated January 21, 1988, showing an overhead electrical line crossing the northerly corner of the subject premises, not of record, and a light pole located on the easterly corner of subject premises, also not of record.

4. Subject to all matters as set forth on the Plan of Subdivision of Mrs. John H. Williams Heirs Land dated May 31, 1984, of record in Plat Book 161, page 42, RODC.

5. Restrictive Covenants contained in Warranty Deed dated July 1, 1953, between Sam D. Simpkins and wife, Maude Simpkins, as Grantor, and Trustees of the University Church of Christ, as Grantee, of record in Book 2151, page 453, RODC, setting forth certain conditions as to the building of a church on subject real property.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and that Grantor has a good right to convey the Property.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, heirs and assigns against the lawful claims of all persons claiming by, through or under him.

Richard Warren has executed this instrument solely in his capacity as Trustee for University Plaza Associates, a New Jersey limited partnership, and not individually or otherwise.

Executed this 8th day of March, 1988.

Richard Warren, Trustee

Richard Warren, Trustee

This is improved property, known as 112 Twenty-First Avenue South, Nashville, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Barbara Timmins, Notary Public, Richard Warren, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of March, 1988.

Barbara Timmins
Notary Public

My Commission Expires: 4-19-88

1121.5

IDENTIFICATION REFERENCE

MAR 9 9 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

LEGAL DESCRIPTION

4 97 03/28 0101 03 CHECK 4177.50

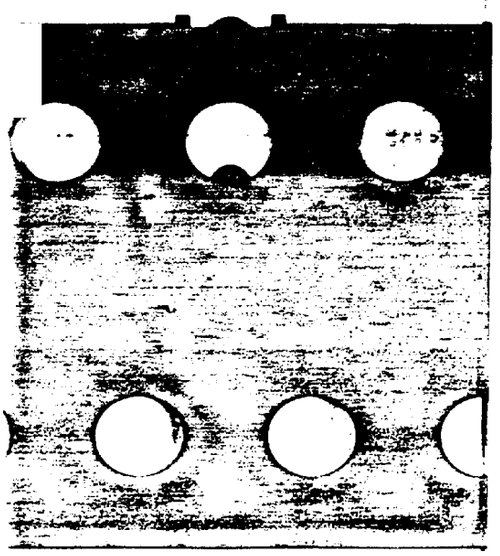
Being a 0.551 more or less acre tract of land lying in the First Civil District of Davidson County, Tennessee, and being the Richard Warren, Trustee property, as of record in Book 5780, page 619, Register's Office Davidson County, Tennessee, and being Lots 41, 42, and 43 on the plan of Mrs. John H. William heirs subdivision of Lot 159 of Boyds Home Plan, as of record in Book 161, page 42, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a set iron pin at the intersection of the Northeasterly margin of Twenty-First Avenue South and the Southeasterly margin of Terrace Place, said point being the most Westerly corner of the herein described tract; thence with the Southeasterly margin of Terrace Place North 57 degrees, 54 minutes, 20 seconds East a distance of 160.00 feet to a set railroad spike; thence leaving the margin of Terrace Place and with the Southwesterly margin of a 15 foot alley South 32 degrees, 30 minutes, 00 seconds East a distance of 150.00 feet to a set railroad spike; thence leaving the margin of said alley and with the Northwesterly line of the Wesley Foundation of Nashville property, as of record in Book 4092, page 899, Register's Office Davidson County, Tennessee South 57 degrees, 54 minutes, 20 seconds West a distance of 160.00 feet to a set iron pin in the Northeasterly margin of Twenty-First Avenue South; thence leaving the line of said Wesley Foundation property and with the Northeasterly margin of Twenty-First Avenue South, North 32 degrees, 30 minutes, 00 seconds West a distance of 150.00 feet to the point of beginning, containing 0.551 acres, more or less.

Being the same property conveyed to Richard Warren, Trustee, by Resignation of Trustee and Appointment of Successor Trustee and Notice of Beneficiary Change from Richard F. LaRoche, Jr., Trustee, of record in Book 5780, page 619, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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



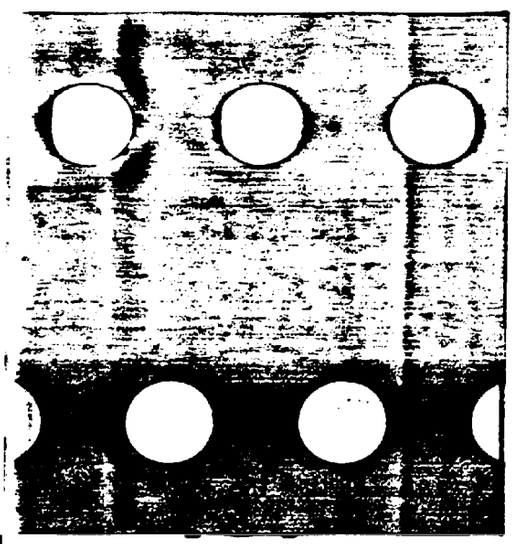
RECEIVED OF _____

FOR _____

BOOK 7487 PAGE 146

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
~~1497500.00~~
CON TX 4165.00
PRFEE 0.50
WDEED 12.00
TOTAL 4177.50
CHECK 4177.50

03/09/88 01 09:53 0001 4182

1 1 2 1 5

IDENTIFICATION REFERENCE

MAR 9 9 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68843