File Box 6
RLE

A1:rle229/09/28/88 BOOK 7689 PAGE 259
REC050-000

PREPARED BY:
Dearborn & Ewing, Attorneys
Suite 1200, One Commerce Place
Nashville, TN 37239

# LIMITED WARRANTY DEED

FROM: ALLIED STORES GENERAL REAL ESTATE COMPANY, a Delaware corporation 1967 10/28 0101 03CHECK 6533.00

TO: VANDERBILT UNIVERSITY, A Tennessee corporation

---

| Address New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Vanderbilt University | (same) | Map 105-6; |
| Office of General Counsel | | Parcel 215 |
| 305 Kirkland Hall | | Map 105-6; |
| Nashville, TN 37240 | | Parcel 249 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,975,000.00.

× _____
Affiant

Subscribed and sworn to before me, this the 28 day of October, 1988.

Elaine Kay Jackson
Notary Public

ELAINE KAY JACKSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 9/26/92

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FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Allied Stores General Real Estate Company, a Delaware corporation, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Vanderbilt University, a Tennessee corporation, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property known as The Cain-Sloan Chestnut Street Warehouse located at the corner of Chestnut Street and Argyle Hamilton Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed on Exhibit B.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 25th day of October, 1988.

"GRANTOR"

ALLIED STORES GENERAL REAL ESTATE COMPANY, a Delaware corporation

BY: _____

TITLE: Vice President

STATE OF New York )
COUNTY OF New York )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ROBERT E. STERN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Allied Stores General Real Estate Company, the within named bargainor, a corporation, and that ROBERT E. STERN as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ROBERT E. STERN as Vice President.

Witness my hand and seal, at office New York, New York, this the 25th day of October, 1988.

Richard H Josem
NOTARY PUBLIC

My Commission Expires: NOTARY P[illegible]JOSEM[illegible]
[illegible] of New York
No. 24[illegible]430
Qualified in Kings County
Term expires ~~March 30, 19~~
Feb 28, 1990

RICHARD H. JOSEM
NOTARY PUBLIC
STATE OF NEW YORK

EXHIBIT A



DESCRIPTION

TRACT NO. I

A certain tract or parcel of land in Metropolitan Nashville, Davidson County, Tennessee, being Edgehill Estates, Section 27, as of record in Book 4350, page 159, R.O.D.C., Tn., described according to a survey by Barry Greer and Associates, bearing a revised date of October 18, 1988, and more particularly described as follows:

Beginning at an iron pin set in the southerly Right-of-Way of Chestnut Street, said point being the Northeast end of a return curve to the right, coming from the easterly Right-of-Way of Ridley Boulevard, and proceeding as follows:

With said Right-of-Way of Chestnut Street, North 79° 39' 26" East, a distance of 114.56' to an iron pin;

Thence, continuing with said Right-of-Way of Chestnut Street, in an easterly direction along a curve to the right having a radius of 600.00', and arc distance of 156.73' to an iron pin;

Thence, continuing with said Right-of-Way of Chestnut Street, South 85° 22' 34" East, a distance of 115.66' to a chiseled cross on the sidewalk, being the Northwest corner of the property conveyed to the Cain-Sloan Company by deed of record in Book 1913, page 414, R.O.D.C., Tn.;

Thence, leaving said Right-of-Way of Chestnut Street, and with the westerly line of said Cain-Sloan, South 07° 49' 35" West, a distance of 641.51' to an iron pin set in the northerly Right-of-Way of Merritt Avenue;

Thence, with said Right-of-Way of Merritt Avenue, North 83° 15' 34" West, a distance of 182.51' to an iron pin;

Thence, continuing with said Right-of-Way of Merritt Avenue, in a westerly direction with a curve to the left having a radius of 275.00', an arc distance of 140.23' to an iron pin;

Thence, leaving said Right-of-Way of Merritt Avenue, and proceeding in a northwesterly direction along a return curve to the right having a radius of 25.00', an arc distance of 44.22' to iron pin set in the easterly Right-of-Way of Ridley Boulevard;

Thence, with said Right-of-Way of Ridley Boulevard, North 11° 07' 34" West, a distance of 65.04' to an iron pin;

Thence, continuing with said Right-of-Way of Ridley Boulevard, in a northerly direction along a curve to the right having a radius of 400.00', an arc distance of 132.30' to an iron pin;

Thence, continuing with said Right-of-Way of Ridley Boulevard, North 07° 49' 26" East, a distance of 382.69' to an iron pin;

Thence, leaving said Right-of-Way of Ridley Boulevard, and proceeding in a northeasterly direction with a return curve to the right having a radius of 25.00', an arc distance of 31.34' to the beginning, containing 5.635 acres, more or less.

TRACT II



A certain tract or parcel of land located in Metropolitan Nashville, Davidson County, Tennessee, being Tract II as shown on a survey by Barry Greer and Associates, bearing a revised date of October 18, 1988, and more particularly described as follows:

Beginning at an iron pin set at the intersection of southerly Right-of-Way of Chestnut Street with the westerly Right-of-Way of the Seaboard System Railroad (formerly Nashville and Decatur Railroad) and proceeding as follows:

With said Railroad Right-of-Way, South 26° 16' 25" West, a distance of 409.07 feet to an iron pin;

Thence, continuing with said Right-of-Way, in a southerly direction with a curve to the left having a radius of 2590.00', an arc distance of 458.19' (said curve being non-tangent, and having a chord of South 22° 10' 49" West for 457.60') to an iron pin;

Thence, leaving the Right-of-Way of said Railroad, and with a line 10 feet west of the centerline of a railroad spur track, North 08° 16' 35" East, a distance of 91.50' to a point;

Thence, in a northerly direction, with a non-tangent curve to the right having a radius of 530.00', an arc distance of 59.50' (chord = North 11° 41' 12" East, 59.47') to an iron pin set in the former South Right-of-Way of Merritt Avenue;

Thence, with said former Right-of-Way, North 82° 32' 25" West, a distance of 126.57' to an iron pin;

Thence, leaving said former Right-of-Way, North 07° 24' 35" East, a distance of 25.00' to an iron pin;

Thence, North 82° 32' 25" West, a distance of 127.00' to an iron pin;

Thence, North 07° 49' 35" East, passing the current Right-of-Way of Merritt Avenue at 25.49' and continuing with the easterly boundary of Edgehill Estates, Section 27, as of record in Book 4350, page 159, R.O.D.C., Tn., a total distance of 667.00' to a chiseled cross on the sidewalk marking the said South Right-of-Way of Chestnut Street;

Thence, with said Right-of-Way, South 85° 22' 34" East, a distance of 62.44' to a chiseled cross on the sidewalk;

Thence, in an easterly direction, with a curve to the right having a radius of 1336.83', an arc distance of 138.51' to an iron pin;

Thence, continuing with said Right-of-Way, South 79° 26' 23" East, a distance of 291.45' to the beginning, containing 6.022 acres, more or less.

TRACTS I and II being the same property conveyed to Allied Stores General Real Estate Company, a Delaware corporation, by deed from Allied Stores Corporation, a Delaware corporation, of record in Book 7644, page 65, said Register's Office.

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EXHIBIT B

## Permitted Exceptions

1. Any restrictions or limitations imposed by governmental authority including building and setback lines, building, zoning and planning rules and regulations of the city or town, and region or district, if any, in which the Property is situated, and any and all provisions of any ordinance, municipal regulation or statute.

2. Any state of facts shown on the survey prepared by Barry Greer and Associates and dated November 15, 1987, last revised October 18, 1988 (the "Survey").

3. Parking Lot Lease dated March 11, 1985 between the Cain-Sloan Company and The Nashville Sounds. (Tract I)

4. Rights and easements granted under deed recorded in Book 1318, page 618, Register's Office, Davidson County. (Tract II)

5. The Survey shows the CSX Railroad (Seaboard System R.R.) track adjacent to the Property. The right-of-way for said railroad track apparently encroaches on the Property although the survey shows that the information available is insufficient to describe the railroad right-of-way exactly. (Tract II)

6. Recorded plan of record in Book 4350, page 159 showing an owner's certificate, and the following notation: Building setback to be determined at time building permit is to be issued and in no case shall such setback line be less than specified by restrictive covenants, as of record in Book 4220, page 723, R.O.D.C., Tenn., a 30 foot easement for utilities across the lot, locates easements retained in Ordinance No. 70-1093, sewer easement along the easterly line of the lot and a utility easement across the southwesterly corner of lot. (Tract I)

7. Sewer easement of record in Book 4464, page 506, Register's Office, Davidson County as shown on survey. (Tract I)

8. Ten-foot Easement for utilities of record in Book 1357, page 144, Register's Office, Davidson County, as shown on survey. (Tract II)

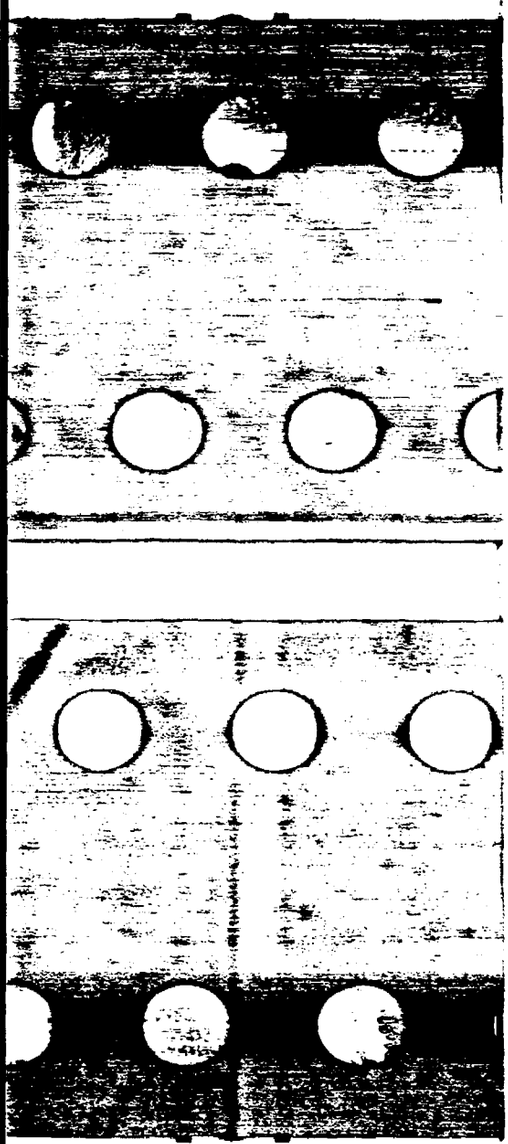
9. Easement of record in Book 5263, page 820, re-recorded in Book 5269, page 675, Register's Office, Davidson County, as shown on survey. (Tract II)

8.0557.

IDENTIFICATION REFERENCE

Oct 28 12 30 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7689 PAGE 264

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT
1975000.00
CON TX 6517.50
PRFEE 0.50
WDEED 15.00
TOTAL 6533.00
CHECK 6533.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80557

IDENTIFICATION REFERENCE

OCT 28 12 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

10/28/88 01 12:32 0001 1967

**No.** 148700