Map 92-16 Parcel 73
Map 92-16 Parcel 72

Box 28

65428/81931

This Document Prepared by:
Andrew D. Rooker, Esq.
NCNB Center, 3000 Tower II
Dallas, Texas 75201

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SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

BOOK 7711 PAGE 364

NCNB TEXAS NATIONAL BANK, a national banking association, assignee of the Receiver for First RepublicBank Dallas, National Association ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has BARGAINED, GRANTED, SOLD and CONVEYED and does hereby BARGAIN, GRANT, SELL and CONVEY unto VANDERBILT UNIVERSITY ("Grantee") all of the land located in Davidson County, Tennessee, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the title exceptions described below, unto Grantee and Grantee's successors and assigns forever; and Grantor, and its successors do hereby covenant and agree to and with Grantee, its successors and assigns, that Grantor is lawfully seized in fee of the Property; that the same are free of all encumbrances, except that this conveyance is made subject to the title exceptions set forth in Exhibit "B", attached hereto, and except for ad valorem taxes assessed against the Property for the calendar year 1988, which are hereby assumed by Grantee; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and, that Grantor will warrant and defend the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

ADDRESS OF PROPERTY OWNER AND
ENTITY RESPONSIBLE FOR THE
PAYMENT OF REAL PROPERTY TAXES:
VANDERBILT UNIVERSITY
1211 22nd Avenue South
Nashville, Tennessee 37232

PROPERTY ADDRESS:
2012 Broadway
2014 Broadway
Nashville, TN

FILED FOR RECORD
DAVIDSON COUNTY, TN
Nov 28 8 46 AM '88

IDENTIFICATION REFERENCE

8 8 1 4 9

GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS SUCH PROPERTY AS IS AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, NO IMPLIED WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR ANY PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN.

EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 21st day of November, 1988.

NCNB TEXAS NATIONAL BANK, a national banking association

By: Robert G. Gantt
Name: ROBERT G. GANTT
Title SENIOR VICE PRESIDENT

By: Margie K Zuck
Name: Margie K. Zuck
Title Vice President

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert G. Gantt with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Senior Vice President of NCNB TEXAS NATIONAL BANK, the within named bargainor, and that he as Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said national banking association by himself as such Senior Vice President. Witness my hand this 21st day of November, 1988.

VADA A. SALINAS
COMMISSION EXPIRES
FEBRUARY 26, 1990

My Commission expires:

Vada A. Salinas
Notary Public in and for
said County and State

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Margie R. Lusk with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Vice President of NCNB TEXAS NATIONAL BANK, the within named bargainor, and that she as Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said national banking association by herself as such Vice President. Witness my hand this 21st day of November, 1988.

VADA A. SALINAS
COMMISSION EXPIRES
FEBRUARY 26, 1990

Vada A. Salinas
Notary Public in and for
said County and State

My Commission expires:

Affiant hereby swears that, to the best of his knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

John J. Pelicano

SUBSCRIBED AND SWORN TO before me this 23rd day of November, 1988.

J. Lisa Smith
Notary Public

My Commission Expires:
March 11, 1991

EXHIBIT A

Tract 1: Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Williams' Subdivision of Lot 159 in the Boyd Home Tract, as of record in Book 161, page 42, Register's Office for said County.

Said Lot No. 38 fronts 52.1 feet on the northerly side of Broadway, formerly Broad Street, and runs back 200 feet, more or less, on the westerly line and 180 feet, more or less, on the easterly line to an alley measuring 50 feet thereon.

Tract 2: Land in Davidson County, Tennessee, being Lot no. 39 on the Plan of Williams' Subdivision of lot 159 of the Boyd Home Tract as of record in Book 161, page 42, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Broadway, formerly Broad Street, 78.6 feet easterly from the intersection of the northerly margin of said Broadway and the easterly margin of a 15 foot alley; thence with the northerly margin of Broadway eastwardly 52.1 feet to the southwest corner of Lot no. 38 on said Plan; thence with the line between Lot no. 38 and 39, northwardly 230 feet, more or less to a point in the southerly margin of a 15 foot alley; thence with the southerly margin of said 15 foot alley, westwardly 50 feet to the northeast corner of lot No. 40 on said plan; thence with the line between said lot Nos. 39 and 40, southwardly 238 feet, more or less, to the beginning.

Being the same property conveyed to Republicbank Dallas, N.A. by deed from Quinn-L Corporation of record in Book 7025, page 3, said Register's Office.

Tract 3: Land in Davidson County, Tennessee, being lot No. 40 on the Plan of Williams Subdivision of lot 159 of the Boyd Home Tract, as of record in Book 161, page 42, Register's Office for said County.

Said Lot No. 40 fronts 77.21 feet on the northwesterly side of Broadway, formerly Broad Street, and extends back 247.20 ft. on the southwesterly line with the northeasterly margin of a 15 foot alley and 224.36 ft. more or less, on the northeasterly line to an alley measuring 74.99 ft. thereon.

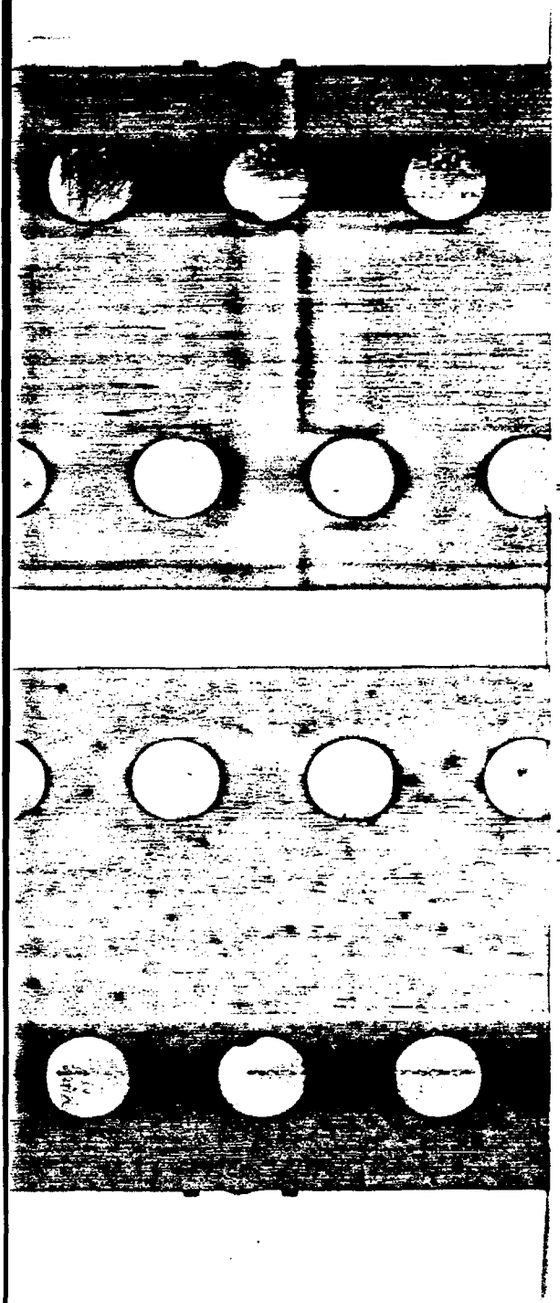
Being the same property conveyed to First Republicbank Dallas, N.A. by deed from Alice G. Russell of record in Book 7307, page 456, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement for sanitary sewers and/or storm drainage of record in Book 5865, Page 996, Register's Office, for Davidson County, Tennessee.

2. Restrictive covenants contained in instrument of record in Book 5777, Page 156, Register's Office, for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 7711 PAGE 369

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
				CAMT 1600000.00
				CON TX 5280.00
				PRFEE 0.50
				WDEED 15.00
				TOTAL 5295.50
				CHECK 5295.50
11/28/88	01			08:50 0001 0834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.8.1.4.9.

IDENTIFICATION REFERENCE

Nov 28 8 46 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 157355