Feb 18

LL918

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 8063 PAGE 481

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Unicorn Advertising c/o William J. Pratt Southeast Jeep/ Eagle, Inc. 2800 Nolensville Road Nashville, TN 37211	Same	119-9-140

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, VANDERBILT UNIVERSITY ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto UNICORN ADVERTISING, a Tennessee general partnership composed of William J. Pratt, Jr. and Dennis Lee Dunker ("Grantee"), certain real property in Davidson County, Tennessee, described on the attached Exhibit A.

This is improved property known as 2800 Nolensville Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its and its successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

GRANTOR reserves a vendor's lien to secure the unpaid portion of the purchase price of said real property, to wit: $940,000.

IN WITNESS WHEREOF, Grantor executed this instrument on this 7 day of March, 1990.

VANDERBILT UNIVERSITY

By: _____

Its: Chancellor

11 U 3 5 4

IDENTIF. REFERENCE

MAR 13 11 14 AM '90

DAVIDSON COUNTY

1927 03/13 0101 03CHECK 3181.00

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Joe B. Wyatt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chancellor of Vanderbilt University, a non-profit corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 12th day of March, 1990.

Ruth A. Worsham
Notary Public

My Commission Expires:

July 18, 1992

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $960,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of March, 1990.

Laura Lincoln
Notary Public

My Commission Expires:

5-22-93

EXHIBIT A

Land in Davidson County, Tennessee, beginning at an iron pin in the easterly right of way of present Nolensville Road, in the northerly line of the Coleman Park property which was conveyed to the City of Nashville by deed from Mrs. Laura J. Coleman as of record in Book 936, page 630, said Register's Office, said point being 1305 feet more or less south of the centerline of Whitsett Road;

thence with the right of way of Nolensville Road North 26degrees 05minutes west 338.87 feet to an iron pin at the corner of the White property as of record in Book 3402, page 52, said Register's Office;

thence with said White property North 57degrees 30minutes East 280.25 feet to an iron pin; continuing with White North 26degrees 07minutes West 247.0 feet to an iron pin in a fence, in the southerly line of Lot No. 12 of Brown's Subdivision, plan of record in Book 332, page 60, said Register's Office;

thence with the southerly line of said Lot No. 12 and fence North 56degrees 47minutes East 46.0 feet to an iron pin at the southeast corner of Lot No. 12 and the westerly right of way of Hogan Street; thence with the line of George Forehand, Trustee of Memorial Trust South 32degrees 04minutes East 246.05 feet to an iron pin; continuing with Forehand's line North 57degrees 30minutes East 35.85 feet to an iron pin and South 32degrees 08minutes East 283.54 feet to an iron pin, by a corner post next to a rock wall, in the northerly line of the Coleman Park property conveyed to the City of Nashville by deed from Mrs. Laura J. Coleman as of record in Book 1046, page 659, said Register's Office;

thence with said Coleman Park property and a fence South 60degrees 35minutes West 244.46 feet to an iron pin by a corner post; continuing with said Coleman Park property South 27degrees 55minutes East 85.0 feet to an iron pin in the northerly line of the Coleman Park property as of record in Book 936, page 630, said Register's Office;

thence with said Coleman Park property South 62degrees 10minutes West 173.63 feet to the point of beginning and containing 3.143 acres more or less.

Being property conveyed to VANDERBILT UNIVERSITY, a non-profit organization by quitclaim deed from LANDIS B. GULLETT AND HUSBAND, B.B. GULLETT of record in Book 5549, page 920, said Register's Office.

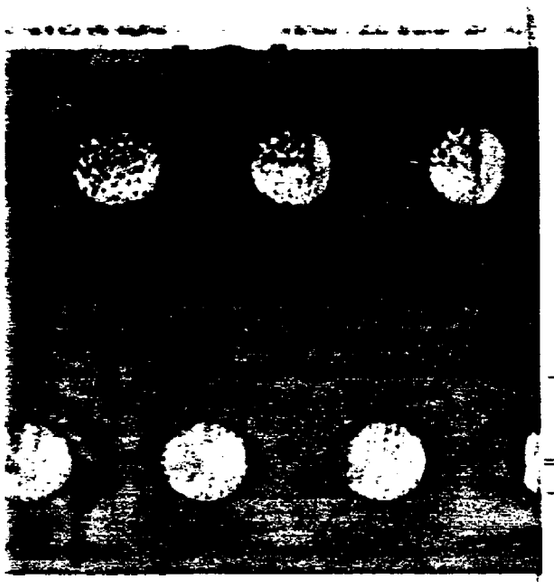
EXHIBIT B

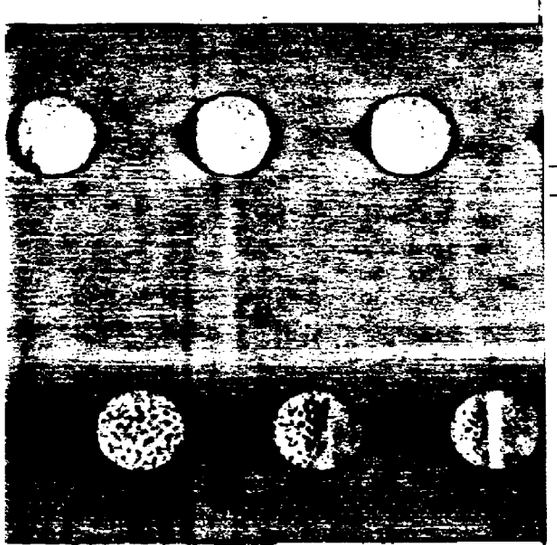
1. Lease between ONH Corporation and American Motors Realty Corporation dated October 25, 1966, as amended June 27, 1967 and January 9, 1986.

2. Easement for sanitary sewer and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennesseee, by instrument of record in Book 4125, page 601, said Register's Office.

3. Matters shown by the Plat of record in Book 161, page 85, said Register's Office.

4. 1990 taxes, a lien but not yet due and payable.





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

RECEIVED OF _____

FOR _____

Book 8063 PAGE 485

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 960000.00
CON TX 3168.00
PRFEE 1.00
WDEED 12.00
TOTAL 3181.00
CHECK 3181.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID AT MAR0001 1927

110354

IDENTIF. REFERENCE

MAR 13 11 14 AM '90

DAVIDSON COUNTY T.N.

No. 300400