#70317

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

LJL
Box 16

GENERAL WARRANTY DEED

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Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Vanderbilt University 2014 Broadway Suite 105 Nashville, TN 37203	Same	104-7-494 104-7-503

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MAURICE W. PINSON ("Grantor") has bargained and sold, and by these presents transfers and conveys unto VANDERBILT UNIVERSITY, a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 2129 Blakemore Avenue and 2138 Belcourt Avenue, Nashville, Tennessee.

Said property is conveyed subject to taxes for the year 1991 and thereafter, a lien but not yet due and payable; matters shown on Plans of record in Book 4675, page 47, Register's Office for Davidson County, Tennessee, and matters shown on Survey by Barge, Waggoner, Sumner and Cannon dated April 29, 1991.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 22nd day of May, 1991.

Maurice W. Pinson
MAURICE W. PINSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Maurice W. Pinson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of May, 1991.

Laura Lincoln
Notary Public

My Commission Expires:
5-22-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property conveyed (whichever is greater) is $650,000.

Affiant

Sworn to and subscribed before me this 22nd day of May, 1991.

Notary Public

My Commission Expires:

5-22-93

4296 05/22 0101 03CHECK 2155.:

EXHIBIT A

TRACT ONE:

A tract or parcel of land located in Nashville, Davidson County, Tennessee, being part of the Burch Orchard Tract of land of record in Book 57, page 114, Register's Office for Davidson County, Tennessee, which property is more particularly described according to a survey by Wendell H. Talley, Sr., R.L.S., Tenn. No. 785, dated April 29, 1991, as follows:

Beginning at the point of intersection of the southerly margin of Blakemore Avenue and the westerly margin of Alley No. 814; thence with said westerly margin, South 04 deg. 13 min. 32 sec. West 137.78 feet to a point at the intersection with the northerly margin of Alley No. 801; thence with said margin, North 85 deg. 20 min. 00 sec. West 40.00 feet to a point; thence, leaving said margin, North 04 deg. 13 min. 32 sec. East 137.95 feet to an iron pin in the southerly margin of Blakemore Avenue; thence, with said margin, South 85 deg. 05 min. 28 sec. East 40.00 feet to the point of beginning, containing 5,514 square feet, or 0.13 acre, more or less.

Being the same property conveyed to Maurice W. Pinson by deed from Hart-Freeland-Roberts, Inc., a Tennessee Corporation, of record in Book 6685, page 606, Register's Office for Davidson County, Tennessee.

TRACT TWO:

A tract or parcel of land located in Nashville, Davidson County, Tennessee, being Lot Number 2 on the plan of Resubdivision of Lots 13, 14 and 15 of the E. C. Scrugg's Subdivision of Burch Orchard, of record in Book 4675, page 47, of the Register's Office for Davidson County, Tennessee, which property is more particularly described according to a survey by Wendell H. Talley, Sr., R.L.S., Tenn. No. 785, dated April 29, 1991, as follows:

Beginning at an iron pin at the point of intersection of the northerly margin of Belcourt Avenue and the westerly margin of Alley No. 814; thence with said northerly margin, North 85 deg. 20 min. 00 sec. West 184.00 feet to a point; thence, leaving said margin, North 04 deg. 27 min. 00 sec. East 142.50 feet to a point in the southerly margin of Alley No. 801; thence, with said margin, South 85 deg. 20 min. 00 sec. East 184.00 feet to a point at the intersection with the westerly margin of Alley No. 814; thence, with said margin, South 04 deg. 27 min. 00 sec. West 142.50 feet to the point of beginning, containing 26,220 square feet, or 0.60 acre, more or less.

Being the same property conveyed to Maurice W. Pinson by deed from Hart-Freeland-Roberts, Inc. of record in Book 6686, page 83, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE
May 22 2 17 PM '91
FELIX P. WILSON REGISTER
DAVIDSON COUNTY, TN
16174



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 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	650000.00
CON TX	2145.00
PRFEE	1.00
MTGFEE	9.00
TOTAL	2155.00
CHECK	2155.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/91 01 14:20 0001 4296

16174.

IDENTIFICATION REFERENCE

MAR 22 2 17 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 423877