#74260

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

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Vanderbilt University c/o Henry Delicata 2014 Broadway Suite 105 Nashville, TN 37203	Same	92-16-70

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, JAMES A. CROSSMAN ("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 2020 Broadway, Nashville, Tennessee.

Said property is conveyed subject to the following:

1. Taxes for the year 1991 and thereafter, a lien but not yet due and payable.

2. Real Estate Sale and Leaseback Agreement between Grantor and International House of Pancakes, Inc. ("IHOP") dated December 20, 1983 (the "Contract").

3. Lease between Grantor and IHOP dated January 16, 1984 (the "Lease").

4. Sublease between IHOP and Ronald Bradshaw, successor in interest to 441 Company ("Bradshaw"), dated October 29, 1976. The sublease was subordinated to the lease by Subordination, Non-Disturbance and Attornment of record in Book 6224, page 85, Register's Office for Davidson County, Tennessee.

3. Equipment lease between Bradshaw and IHOP dated October 29, 1976.

4. Franchise agreement between Bradshaw and IHOP dated October 29, 1976.

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.

Grantor also assigns to Grantee all of its right, title, and interest in, to, and under the Contract and the Lease.

Mary B. Crossman, wife of Grantor, joins in this instrument to convey any interest she may have.

WITNESS our hands this 26th day of June, 1991.

James A. Crossman
JAMES A. CROSSMAN

Mary B. Crossman
MARY B. CROSSMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, James A. Crossman, 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 26th day of June, 1991.

Laura Lincoln
Notary Public

My Commission Expires:
5-22-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Mary B. Crossman, 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 26th day of June, 1991.

Laura Lincoln
Notary Public

My Commission Expires:
5-22-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $610,000.00.

Affiant
Vice Chancellor of University

Sworn to and subscribed before me this 26th day of June, 1991.

Notary Public

My Commission Expires:
5-22-93

EXHIBIT A

A tract of land in the First Civil District Metropolitan Nashville-Davidson County, Tennessee and being Lots 48 & 49 on the plan of Williamson's Subdivisiom of Lot No. 159 of Boyd Home Tract, as of record in Book 161, Page 42, Register's Office of Davidson County, Tennessee and being more particularly described together as follows:

Beginning at a tack set in lead at the intersection of the easterly right-of-way line of 21st Avenue South and the northerly right-of-way line of Broadway; thence,

1. With the easterly right-of-way line of 21st Avenue South N 32° 00' 00" W 133.00 feet to an existing iron pin at the common corner of Lots 47 & 48 on the plan as noted above; thence,
2. With the common line between Lots 47 & 48 N 58° 16' 20" E 160.00 feet to an existing iron pin on the westerly right-of-way of a 15' alley; thence,
3. With the westerly right-of-way of 15' alley S 32° 00' 00" E 78.00 feet to a spike set on the northerly right-of-way line of Broadway; thence,
4. With the northerly right-of-way line of Broadway S 41° 23' 50" W 50.00 feet to an iron pin set; thence,
5. Continuing with the northerly right-of-way line of Broadway S 38° 22' 50" W 119.00 feet to the point of beginning and containing 16,723 square feet or 0.384 Acres.

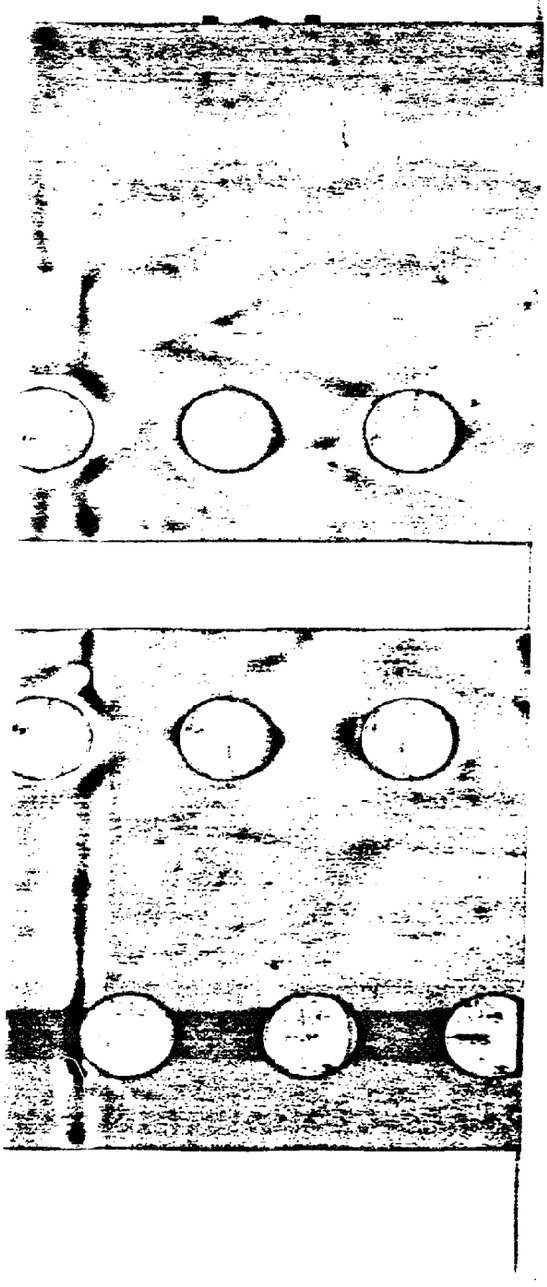
2584.0

IDENTIFICATION

JUN 26 10 56 AM '91

06/26 0101 03CHECK 2026.00

Being the same property conveyed to James A. Crossman by deed from International House of Pancakes, Inc., of record in Book 6224, page 81, said Register's Office.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8383 PAGE 771

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	610000.00
CON TX	2013.00
PRFEE	1.00
WDEED	12.00
TOTAL	2026.00
CHECK	2026.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 257 0001 8027

2584.0

IDENTIFICATION REFERENCE

JUN 26 10 56 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 435022