THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: John A. Gupton College ("GRANTOR")

TO: Vanderbilt University ("GRANTEE")

ADDRESS NEW OWNER:
Vanderbilt University
305 Kirkland Hall
Nashville, Tennessee
37240

SEND TAX BILLS:

SAME

MAP AND PARCEL NUMBER:
104-3-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John A. Gupton College, has bargained and sold, and by these presents do transfer and convey unto Vanderbilt University, their successors and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the First civil District of Metropolitan Nashville, Davidson County, Tennessee and being the westerly 50 feet of Lot No. 18, Plan of Elliston's Addition to Nashville as of record in Book 21, Page 141, R.O.D.C., Tennessee and also being Parcel 89 on Tax Map 104-3 Metro government Maps and being more particularly described as follows:

Beginning at an iron pin set on the northerly right-of-way line of Kensington Place at the common corner of Lots 17 and 18 on the above-noted plan, said pin being N 54 degrees 04' 30" E, 60.06 feet from a P.K. nail set at the intersection of the northerly right-of-way line of Kensington Place and easterly right-of-way line of 26th Avenue South as measured along the northerly right-of-way line of Kensington Place; thence, with the common line between Lots 17 and 18 N 35 degrees 55' 30" W, 179.75 feet to a railroad spike set on the southerly right-of-way of Alley No. 636; thence, with the southerly right-of-way line of Alley No. 636 N 54 degrees 04' 30" E, 50.0 feet to an iron pin, corner of Parcel 88 on Tax Map 104-3 owned by Vanderbilt University; thence, with the westerly line of Parcel 88 and also Parcel 87 S 36 degrees 05' 04" E, 179.75 feet to an existing iron pin on the northerly right-of-way line of Kensington Place; thence, with the northerly right-of-way line of Kensington Place S 54 degrees 04' 30" W, 50.5 feet to the point of beginning and containing 9,032 feet or 0.2073 acres.

Being the same property conveyed to John A. Gupton College by deed of exchange from John A. Gupton, et ux, recorded in Book 5525, Page 269, R.O.D.C., Tennessee.

This description prepared by Roger H. Fuqua a registered land surveyor, license number 502, with a place of business at Ragan-Smith Associates,Inc., 315 Woodland Street, Nashville, Tennessee 37206.

This is improved property known as 2510 Kensington Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind itself, and its seccessors to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of December, 1991.

JOHN A. GUPTON COLLEGE

By: John A. Gupton III
John A. Gupton, III

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2563 12/13 0101 03CHECK 1410.41

Before me, Ruth Anne Caruthers, a Notary Public of said State and County aforesaid, personally appeared John A. Gupton, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of John A. Gupton College, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the College himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of December, 1991.

Ruth Anne Caruthers
NOTARY PUBLIC

My Commission Expires: 1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $379,344.00.

Bonny J. Dalton
AFFIANT

Subscribed and sworn to before me, this 13th day of December, 1991.

Ruth Anne Caruthers
NOTARY PUBLIC

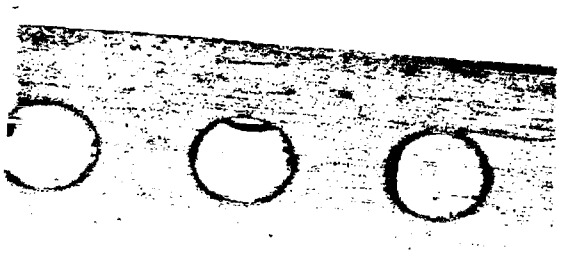
My Commission Expires: 1-22-95

JAG24A\km\gupton college\ deed./
12/12/91

DEC 13 3 36 PM '91

IDENTIFICATION REFERENCE

6952



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

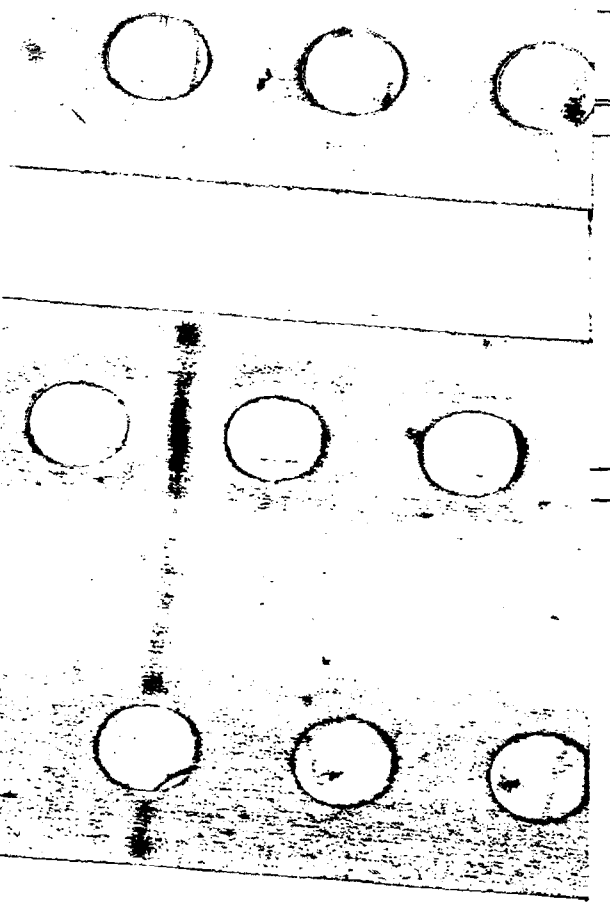
RECEIVED OF _____

FOR _____

BOOK 8508 PAGE 98

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 379344.00
CON TX 1403.41
PRFEE 1.00
WDEED 6.00
TOTAL 1410.41
CHECK 1410.41
12/13/91 01 15:39 0001 2563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6952 I:

IDENTIFICATION REFERENCE

DEC 13 3 36 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 485086