MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $600,000.00

THIS INSTRUMENT PREPARED BY:
Susan S. Weiss, Esquire
Baker & Weiss
7100 Executive Center Drive
Suite B-100
Brentwood, Tennessee 37027

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| The Vanderbilt University<br>305 Kirkland Hall<br>Nashville, TN 37240 | same | Map 104-8-A<br>Parcel 1.00 co |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, BELCOURT PARTNERS, a Tennessee General Partnership of Wade G. Thomas, William E. Jordan and Paul B. Billings, has bargained and sold, and by these presents does transfer and convey unto the said THE VANDERBILT UNIVERSITY, a Tennessee Corporation, its successors, representatives and assigns, that certain tract or parcel of land lying in Davidson County, Tennessee, being described as follows:

Land in Davidson County, Tennessee, being Units Nos. 1 and 2 together with the appurtenant interest in the common elements of B and A Condominium, a horizontal property regime established by Master Deed, of record in Book 5835, page 249, Register's Office for Davidson County, Tennessee described in the aforementioned Master Deed and being located upon the easterly 44 feet of Lot No. 18 and the westerly 74 feet of Lot No. 19 on the Plan of E. C. Scruggs Lots in West Nashville of the Burch Orchard and Read Tracts of record in Plat Book 57, page 114, Register's Office for Davidson County, Tennessee.

And further described by survey of Wendell H. Talley, Barge, Waggoner, Sumner and Canan, Inc., dated April 16, 1993 as follows:

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Belcourt Avenue between Twenty-First Avenue South and Twenty-Fourth Avenue South, being a part of Lots Nos. 18 and 19 as shown on the plan of E. C. Scruggs Subdivision of the Burch Orchard and Read Tracts as of record in Plat Book 57, Page 114, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of way line of Belcourt Avenue, said iron pin being S 85 degrees, 20' E. 242.00 feet from an iron pin at the point of intersection with the westerly right-of-way line of Alley No. 814.

THENCE, leaving said right-of-way with the easterly line of property conveyed to NationsBank of Tennessee as successor by merger and name change to Commerce Union Bank as of record in Book 5171, page 811, R.O.D.C., N 04 degrees 27' E, 142.50 to a P.K. Nail in the southerly right-of-way line of Alley No. 801;

THENCE, with said right-of-way line S 85 degrees 20' E, 118.42 feet to a P.K. Nail;

THENCE, leaving said right-of-way line with the westerly line of property conveyed to Third National Bank, Trustee, by Will of Record in Will Book 110, Page 359, County Court Clerk of Davidson County, S 04 degrees 27' W, 142.50 feet to a P.K. Nail in the northerly right-of-way of Belcourt Avenue;

THENCE, with said right-of-way line N 85 degrees 20' W, 118.42 feet to the point of beginning.

Containing 16,875 square feet or 0.39 acre, more or less.

Being the same property conveyed to Belcourt Partners, a Tennessee general partnership, by deed from B & A Investments, a Tennessee general partnership of record in Book 5835, page 297, (Unit 2), Register's Office for Davidson County, Tennessee and by deed from Archiblob, a Tennessee General Partnership of J. Michael Gould, Steve W. Turner, Christopher R. Theiss, and Harold C. Hefner of record in Book 6296, page 11, (Unit 1), Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THE VANDERBILT UNIVERSITY, a Tennessee Corporation, its successors, representatives and assigns, forever.

And, BELCOURT PARTNERS, a Tennessee General Partnership, 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, except for the following:

1. State and County taxes for the year 1993, a lien, but not yet due and payable.
   Map 104-8-A, Parcel 1.00co
   Field Book No. 24W 5392

2. All matters appearing on the Plan of record in Plat Book 57, page 114, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for B and A Condominium of record in Book 5835, page 249, Register's Office for Davidson County, Tennessee.

4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., § 66-27-101, et seq.

And, BELCOURT PARTNERS, a Tennessee General Partnership, does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said THE VANDERBILT UNIVERSITY, a Tennessee Corporation, its successors, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21 day of May, 1993.

BELCOURT PARTNERS, a Tennessee General Partnership

BY: _____
WADE G. THOMAS, Partner

BY: _____
WILLIAM E. JORDAN, Partner

BY: _____
PAUL B. BILLINGS, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 21st day of May, 1993.

_____
NOTARY PUBLIC

My commission expires: March 25, 1995.

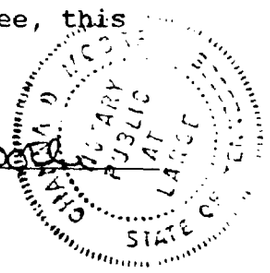
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, WADE G. THOMAS, WILLIAM E. JORDAN, and PAUL B. BILLINGS, with whom I am personally acquainted (or proved to me on the basis of

satisfactory evidence), and who, upon oath, acknowledged themselves to be partners in BELCOURT PARTNERS, a Tennessee General Partnership, the within named bargainors, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as such partners.

WITNESS my hand and seal at Brentwood, Tennessee, this the 21st day of May, 1993.

Chanma D. Mosley
NOTARY PUBLIC




My commission expires: March 25, 1995.

22549

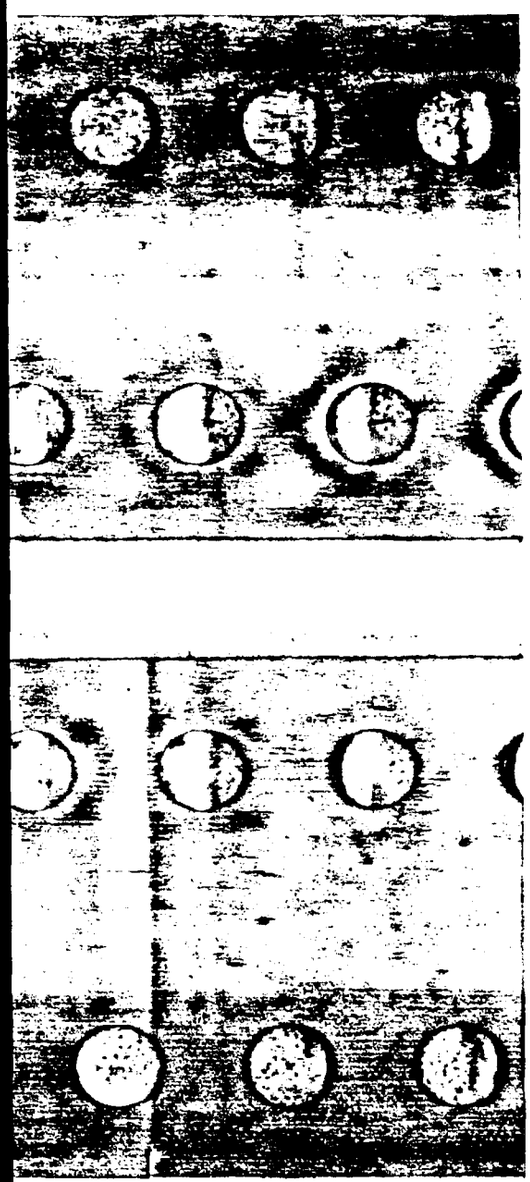
IDENTIFICATION REFERENCE

MAY 24 10 59 AM '93

DAVIDSON COUNTY, TN

PICK-UP

6300 05/24 0101 03CHECK 2237.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8957 PAGE 5

| | | |
|---|---|---|
| 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 600000.00 |
| | | | | CON TX 2220.00 |
| | | | | PRFEE 11.00 |
| | | | | ERR CO |
| | | | | PRFEE 11.00- |
| | | | | PRFEE 1.00 |
| | | | | MDEED 16.00 |
| | | | | TOTAL 2237.00 |
| | | | | CHECK 2237.00 |
| 05/24/93 | 01 | | | 10:59 0001 6300 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

22549

IDENTIFICATION REFERENCE

MAY 24 10 59 AM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

**No.** 654343