BOOK 9050 PAGE 207

53116

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

PICK-UP

New Owner:	Tax Bills To:	Map/Parcel No:
Historic Vanderbilt Medical School Building Inc. 632 Second Avenue Nashville, TN 37201	Same	93-11 Parcel 144

0926 08/17 0101 03CHECK 186.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CAR, L.P., a Tennessee limited partnership ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto Historic Vanderbilt Medical School Building, Inc. ("Grantee" herein), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being parts of Lot Nos. 3 and 17 in Campbell's Plan of South Nashville Lots as shown in Plat of record in Plat Book U, as of record in pages 682 and 683, Register's Office for said County, described as follows:
>
> Beginning at a point in the easterly margin of Third Avenue, South, formerly College Street, 46 1/3 feet northerly from the north margin of Elm Street, as widened; thence northerly with the easterly margin of Third Avenue, South 43 feet to a point; thence easterly and parallel with Elm Street 140 feet, more or less, to a point in the westerly margin in an alley; thence southerly with the westerly margin of said alley 43 feet to a point; thence westerly and parallel with Elm Street 140 feet, more or less, to the point of the beginning.
>
> The legal description provided above is taken from the prior deed of record for the conveyed property.
>
> Being the same property conveyed to Grantor by R.G. 1984 Associates, Ltd., L. P. by deed of record in Book 8690, page 566, Register's office for Davidson County, Tennessee.

This is improved property known as: 632 Second Avenue South, Nashville, Tennessee 37201.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The legal description and the state of the title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR 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:

1. Taxes for 1994: A lien, but not yet due and payable.

2. All subdivision restrictions, building lines, and easements not shown of public record.

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

IN WITNESS WHEREOF, the undersigned, being the Grantor herein, has executed this instrument this 17th day of August, 1993.

CAR, L.P., a Tennessee limited partnership

By: Charles A. Ritzen, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $48,000. sale.

Affiant

Sworn to and subscribed before me this 17th day of August, 1993.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

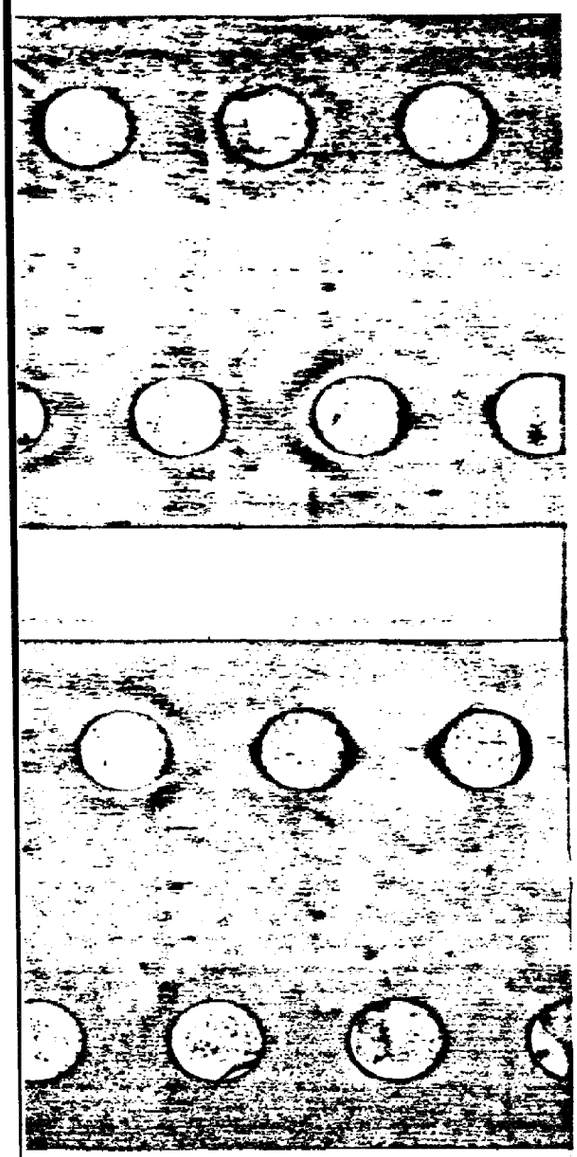
Personally appeared before me, Charles A. Ritzen, General Partner of CAR L.P., a Tennessee limited partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the General Partner of CAR, L.P., and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of August, 1993.

Notary Public

My Commission Expires:
5/28/95

\wp51\lmp\rtz-vbw.ded



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

RECEIVED OF _____

FOR _____

BOOK 9050 PAGE 209

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 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 8.00
TOTAL 186.60
CHECK 186.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/17/93 01 15:53 0001 0926

53116
IDENTIF. & REFERENCE

93 AUG 17 PM 3:52

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

No. 687257