254425

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

BOOK 9204 PAGE 739

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Vanderbilt University 305 Kirkland Hall Nashville, Tenn. 37240	Same	104-4-205

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, TED H. WELCH ("Grantor") has bargained and sold, and by these presents transfers and conveys unto THE VANDERBILT UNIVERSITY, a Tennessee not-for-profit 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 1207 17th Avenue South, Nashville, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit B attached hereto.

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.

Colleen Marie Welch, the wife of Ted H. Welch, joins in this deed to convey any interest she may have in said property.

WITNESS our hands this 29 day of December, 1993.

IDENTIF. & REFERENCE
0245

93 DEC 30 PM 1:45

REGISTER
DAVIDSON COUNTY, TN.

Ted H. Welch
TED H. WELCH

Colleen Marie Welch
COLLEEN MARIE WELCH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Ted H. Welch, 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 29 day of December, 1993.

Darlene Beth Holland
Notary Public

My Commission Expires:

Sept 24, 1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 29 day of December, 1993.

Darlene Beth Holland
Notary Public

My Commission Expires:

Sept 24, 1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $2,600,000.00.

Affiant

Sworn to and subscribed before me this 29th day of December, 1993.

Notary Public

My Commission Expires:

3-22-97

EXHIBIT A

BEING a parcel of land in the First Civil District of Davidson County, Tennessee, located between Seventeenth Avenue South and the first alley west of said Seventeenth and being 115 feet south of Edgehill Avenue, being Lot Nos. 1 thru 6 on the Plan of W. D. Hardeman's Subdivision as of record in Book 332, page 52, R.O.D.C. and being Lot No. 1 and the northerly 15 feet of Lot No. 2 on the Plan of Eastman's Subdivision as of record in Book 332, page 84, R.O.D.C. and being more particularly described as follows:

BEGINNING at a pin on the westerly margin of Seventeenth Avenue South, said pin being 115.0 feet south of the southerly margin of Edgehill Avenue; Thence in a southerly direction with said margin of Seventeenth Avenue South, 354.00 feet to an iron pin; Thence, leaving said margin in a westerly direction forming an interior angle of 90 degrees 54' a distance of 158.00 feet to an iron pin in the easterly margin of an alley; Thence, in a northerly direction with said margin forming an interior angle of 89 degrees 06' a distance 354.00 feet to an iron pin being 115.0 feet south of the southerly margin of said Edgehill Avenue; Thence, leaving said alley in an easterly direction forming an interior angle of 90 degrees 54' a distance of 158.00 feet to the point of beginning. Containing 55,936 square feet or 1.28 acres, more or less.

BEING the same property conveyed to Ted H. Welch by deed from 1207 Partnership of record in Book 6173, page 389 Register's Office for Davidson County, Tennessee. The foregoing description is the same as in said deed.

EXHIBIT B

1. Restrictive Covenants of record in Book 5754, page 417, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plat of record in Plat Book 332, pages 52 and 84, said Register's Office.

3. The following unrecorded leases:

   A. Choice Distributors, Inc.
   B. Davdan Corporation
   C. Martin and Associates
   D. Savannah Music, Inc.
   E. Sportsman Music
   F. Telco Research

4. Matters shown by the survey by Campbell Surveying Co., Inc. dated December 21, 1993.

0201 12/30 0101 03CHECK 9637.00

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

RECEIVED OF _____

FOR _____

BOOK 9204 PAGE 733

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 2600000.00
				CON TX 9620.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 9637.00
				CHECK 9637.00
12/30/93	01			13:46 0001 0201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15
024
IDENTIFICATION REFERENCE
93 DEC 30 PM 1:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.740132