THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 28,000.00

Richard Dennis Keys
Affiant

Subscribed and sworn to before me, this 20th day of April 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RICHARD DENNIS KEYS 602 McFerrin Avenue Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 474 Memphis, Tennessee 38101	MAP 82-12 PARCEL 171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY EIGHT THOUSAND AND NO/100---------- ---------- ($ 28,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, ____, THE VANDERBILT UNIVERSITY hereinafter called the Grantor___, has bargained and sold, and by these presents do transfer and convey unto RICHARD DENNIS KEYS, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Beasley's Subdivision of the Vaughn Tract as of record in Plan Book 2, page 105, Chancery Court at Nashville.

SAID Lot No. 2 fronts 50.0 feet on the west side of McFerrin Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to The Vanderbilt University by deed from Hope Incorporated of record in Book 8827, page 770, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

'94 APR 26 PM 1:19
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
43076

This is improved property known as 602 McFerrin Avenue, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that it is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Beasley's Subdivision of the Vaughn Tract of record in Book 2, page 105, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds itself, its successors and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever., except as provided above.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20th day of April, 19 94 , as the duly authorized representative of the herein named Grantor.

THE VANDERBILT UNIVERSITY

BY: _____

TITLE: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ WILLIAM T. SPITZ _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the Treasurer of THE VANDERBILT UNIVERSITY the within named bargainor, a university and that he as such Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the university by the said WILLIAM T. SPITZ as such Treasurer .

Witness my hand and official seal this 26th day of April, 19 94.

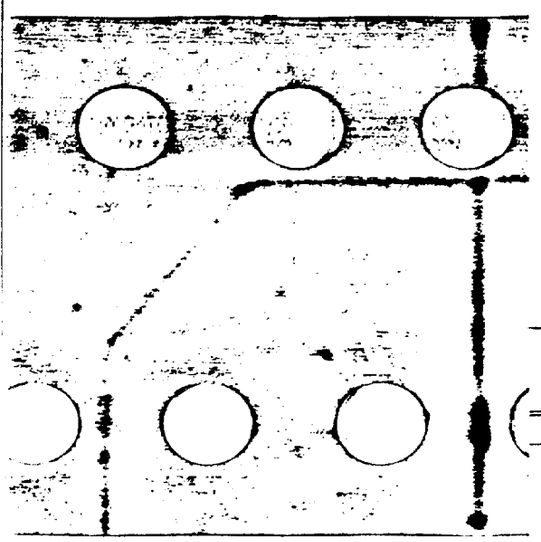
My Commission Expires: My Commission Expires MAR. 21, 1998

Notary Public

Henry V. Delfiguardo

3423 04/26 0101 03CHECK 112.60

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



RECEIVED OF _____

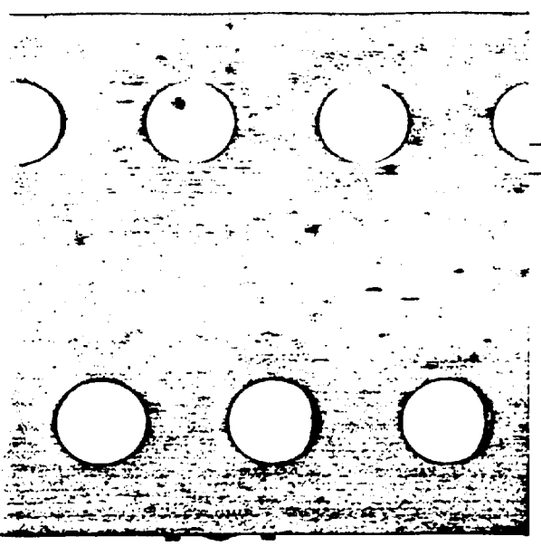
FOR _____

BOOK 9323 PAGE 561

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	28000.00
			CON TX	103.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	112.60
			CHECK	112.60
04/26/94	01		13:20 0001	8423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43076
IDENTIF. & REFERENCE

94 APR 26 PM 1:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 783554