95-28520
SJ

Book 49

BOOK 10112 PG 153

[Address New Owner	[Send Tax Bills To]	Map/Parcel No.]
[United States of America and its	[ ]	]
[assigns	[Same]	Map 104-7]
[810 Vermont Avenue, NW	[ ]	Parcel: 530 (pt)]
[Washington, DC 20420	[ ]	]

This Instrument Prepared By:
Office of General Counsel, Vanderbilt University
305 Kirkland Hall; Nashville, Tennessee 37240
Telephone No. (615) 322-8333
Attorney: John C. Callison

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THE VANDERBILT UNIVERSITY ("Grantor"), a not-for-profit corporation organized and existing under the laws of the State of Tennessee, has hereby bargained and sold, and by these presents does hereby transfer and convey to THE UNITED STATES OF AMERICA ("Grantee") and its assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on the southwest corner of the intersection of Twenty-Fourth Avenue South and Highland Avenue, Davidson County, Tennessee.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON

[The actual consideration for this transfer
[is $ 700,000 .

Affiant

[Subscribed and sworn to before me this 3rd of
[July , 1996

Notary Public
My Commission Expires: _____

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Sept 26, 1998

0200559
IDENTIFICATION REFERENCE

96 JUL -5 AM 10:53
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

To have and to hold the said Property, with appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever, Grantor covenants that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons.

The subject premises are being acquired for the Department of Veteran Affairs, 810 Vermont Avenue, NW, Washington, DC 20420. This statement is made for federal administrative purposes and is not intended to impose any restrictions on the use of the premises by Grantee.

IN WITNESS WHEREOF, Grantor, a corporation, has caused the execution of this Warranty Deed by its duly authorized officers this 3 day of July, 1996.

For The Vanderbilt University

By: _____
Joe B. Wyatt
Chancellor

ATTEST:

_____
Jeff Carr
Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, NANCY C. SHORT, a Notary Public in and for the said State and County, Joe B. Wyatt, with whom I am personally acquainted, and who acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained and who further acknowledged that he is the Chancellor of the corporation hereinabove named, a Tennessee not-for-profit corporation, and is authorized to execute this Warranty Deed on behalf of the corporation.

_____
Notary Public

My Commission Expires: 5-23-98

[deedwar.fom]

07/05 2:01 33C4ECK 12.00

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Twenty-Fourth Avenue South and Highland Avenue and being more particularly described as follows:

BEGINNING at the point of intersection of the southerly right-of-way line of Highland Avenue and the westerly right-of-way line of Twenty-Fourth Avenue South;

THENCE, with said westerly right-of-way line S 00° 40' 55" W, 439.00 feet to a point;

THENCE, leaving said right-of-way line with a severance line the following calls:

N 89° 19' 05" W, 72.00 feet to a point;

N 00° 40' 55" E, 257.00 feet to a point;

N 89° 19' 05" W, 14.00 feet to a point;

with a curve to the right 62.83 feet to a point, said curve having a central angle of 90° 00' 00", a radius of 40.00 feet, a tangent of 40.00 feet and a chord of N 44° 19' 05" W, 56.57 feet;

N 89° 19' 05" W, 19.00 feet to a point;

N 00° 40' 55" E, 142.27 feet to a point in the southerly right-of-way line of Highland Avenue;

THENCE, with said right-of-way line S 89° 12' 42" E, 145.00 feet to the point of beginning.

Containing 43,810 square feet or 1.01 acre more or less.

Together with all improvements thereon and the appurtenances belonging thereto, and warrant title to the same together with all the right and interest of the grantor in and to any alleys, streets, ways, strips, gores, abutting or adjoining the land.

Being a portion of the same property conveyed to The Vanderbilt University by deeds of record in Book 1383, page 293, Book 782, page 33, Book 766, page 793, Book 782 page 40, Book 857 page 549, Book 838 page 478, Book 782, page 37, Book 838 page 460, Book 737 page 8, Book 2137 page 599 and Book 3437 page 221 RODC, together with that portion of Branch Avenue closed by Council Bill No. 1398 and that portion of Alley #643 closed by Council Bill No. 49-240.

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