10294:403

Address New Owner:	Map Parcel Numbers:	Send Tax Bills To:
Key Investments, Inc. P.O. Box 1569 Brentwood TN 37024	Map [redacted] P.O. Parcel 72 154	Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (APC) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and in consideration of the conveyance by KEY INVESTMENTS, INC. ("Grantee") of the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"), to the State of Tennessee the receipt and sufficiency of which are hereby acknowledged, VANDERBILT UNIVERSITY (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to Grantee, Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the Property.

This is unimproved property.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 12 day of December, 1996.

VANDERBILT UNIVERSITY

By: _____

Title: CHANCELLOR

0256944
IDENTIF. ↑ REFERENCE

96 DEC 18 PM 2:03
FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

6943 12/18 0101 03CHECK 16.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 13th day of DECEMBER, 1996.

_____
Notary Public

My Commission Expires: 5/28/2000

0380216.01
051705-000 11/04/96

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, NANCY C. SHORT, Notary Public, JOE B WYATT, with whom I am personally acquainted, and who acknowledged that HE executed the foregoing instrument for the purposes therein contained and who further acknowledged that HE is CHANCELLOR of Vanderbilt University, a CORPORATION, and is authorized to execute this instrument on behalf of said VANDERBILT UNIVERSITY.

WITNESS my hand, at office, this 12 day of DECEMBER, 1996.

NANCY C. SHORT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Nancy C. Short

Notary Public

My Commission Expires: 5-23-98

EXHIBIT A

Legal Description

A tract of land in the 33rd Councilmanic District of Nashville, Davidson County, Tennessee, being shown as a portion of Parcel 72 on Tax Map 159, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument (broken), being the Northwesterly corner of herein described tract and also being the common corner of several parcels as follows: Vanderbilt University Deed, Book 2196, page 332, R.O.D.C., Tennessee, Vanderbilt University, Deed Book 1968, page 84, R.O.D.C., Tennessee, Key Investments, Inc., Deed Book 3162, page 163, R.O.D.C., Tennessee, R.E. Arnold, et ux, Deed Book 1816, page 485, R.O.D.C., Tennessee, and Oman Construction Co., Inc., Deed Book 5356, page 777, R.O.D.C., Tennessee; thence

(1) With the common line of herein described tract and Oman Construction Co. Property, South 71° 08' 52" East 246.98' to a concrete monument, being a common corner of herein described tract and State of Tennessee Property recorded in Deed Book 4738, page 326, R.O.D.C., Tennessee; thence

(2) With the common line of herein described tract and State of Tennessee Property, South 71° 04' 17" East 605.98' to a railroad iron, being a common corner of herein described tract and Alexis J. Joyce Property recorded in Deed Book 5960, page 634, R.O.D.C., Tennessee; thence

(3) With the common line of herein described tract and Joyce Property, South 30° 22' 15" West 37.04' to an iron pipe, being a common corner of herein described tract and State of Tennessee Property recorded in Deed Book 5453, page 485, R.O.D.C., Tennessee; thence

(4) With the common line of herein described tract and State of Tennessee Property, South 27° 17' 25" West 672.57' to an iron pipe, being a common corner of herein described tract and Key Investments, Inc. Property recorded in Deed Book 3162, page 163, R.O.D.C., Tennessee; thence

(5) With the common line of herein described tract and Key Investments, Inc. Property, North 65° 23' 08" West 217.46' to an iron pipe; thence

(6) Continuing with the common line of herein described tract and Key Investments, Inc. Property, North 07° 10' 55" East 349.33' to a point in a metal plate, being a common corner of herein described tract and Vanderbilt University Property recorded in Deed Book 1968, page 84 and Deed Book 2196, page 332, R.O.D.C., Tennessee; thence

(7) With the common line of herein described tract and Vanderbilt University Property, North 34° 47' 40" West 570.97' to the Point of Beginning and containing 299,817 square feet, or 6.883 acres, more or less.

As shown on Boundary Survey No. 11456 for "Key Investments, Inc.," dated 12/19/91 by Pickering Alley, Inc., E. Roberts Alley, Registered Land Surveyor, Tennessee License No. 983, and being property adjacent to that conveyed to Key Investments, Inc., Deed Book 3162, page 163, R.O.D.C., Tennessee, but not included in the property description of that deed or the deeds of any property owners whose lands also lie adjacent to the property described herein. Being the same property conveyed to Key Investments, Inc. by Order of Final Judgment of the Chancery Court of Davidson County of record in Book 9241, page 650, said Register's Office.