ADDRESS NEW OWNER AS FOLLOWS:

THE STATE OF TENNESSEE
312 8TH AVE. NO., 15TH FLOOR
NASHVILLE, TN 37243-0299
(TAX EXEMPT)

PREPARED BY:

WELDON B. WHITE, JR.
631 SECOND AVENUE SOUTH
SUITE 3F
NASHVILLE, TN 37210

MAP-PARCEL NUMBER:

159-P/O PARCEL 72

BK/10294PG407

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF CERTAIN PROPERTY CONVEYED BY THE STATE OF TENNESSEE TO KEY INVESTMENTS, INC., BY QUITCLAIM DEED OF EVEN DATE HEREWITH OF RECORD IN BOOK 10294, PAGE 403, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, KEY INVESTMENTS, INC., CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE STATE OF TENNESSEE, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT #1:

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), AND HAVING COORDINATES REFERRED TO THE TENNESSEE COORDINATE SYSTEM (N.A.D. 83) OF NORTH 627220.19 FEET AND EAST 1730823.04 FEET AND 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 DEGREES 08 MINUTES 52 SECONDS EAST 246.98 FEET 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 DEGREES 04 MINUTES 17 SECONDS EAST 605.98 FEET 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 DEGREES 22 MINUTES 15 SECONDS WEST 37.04 FEET 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 DEGREES 17 MINUTES 25 SECONDS WEST 672.57 FEET 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 DEGREES 23 MINUTES 08 SECONDS WEST 217.46 FEET TO AN IRON PIPE; THENCE

(6) CONTINUING WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND KEY INVESTMENTS, INC. PROPERTY, NORTH 07 DEGREES 10 MINUTES 55 SECONDS EAST 349.33 FEET 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 DEGREES 47 MINUTES 40 SECONDS WEST 570.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 299,817 SQUARE FEET, OR 6.883 ACRES.

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.

TRACT #2:

LAND LYING IN THE THIRTY-THIRD (33) COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF TWO TRACTS OF LAND AS EVIDENCED IN DEED BOOK 3162, PAGE 163, AND DEED BOOK 1762, PAGE 190, TO KEY INVESTMENTS, INC., R.O.D.C., TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY DATED JULY 13, 1991, BY ROBERT J. MORRIS, R.L.S. #748, FOR THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AS FOLLOWS:

BEGINNING ON AN EXISTING IRON PIPE, A COMMON CORNER OF THE HEREIN DESCRIBED TRACT AND THE STATE OF TENNESSEE PROPERTY (RADNOR LAKE) RECORDED IN DEED BOOK 5453, PAGE 485, SAID POINT OF BEGINNING (P.O.B.) IS FURTHER DESCRIBED AS LYING SOUTH 9 DEGREES 30 MINUTES 33 SECONDS EAST, 1020.89 FEET FROM THE SOUTHWEST CORNER OF LOT 1 OF THE F. W. JEFFRIES SUBDIVISION AND BEING THE PROPERTY OF ALEXIS J. JOYCE DESCRIBED IN DEED BOOK 5960, PAGE 634, R.O.D.C., TENNESSEE, SAID P.O.B. HAS COORDINATES REFERENCED TO THE TENNESSEE COORDINATE SYSTEM (N.A.D. 1983) OF NORTH 625,913.05 FEET AND EAST 1,731,445.70 FEET;

THENCE RUNNING WITH THE LINE OF THE STATE OF TENNESSEE SOUTH 13 DEGREES 41 MINUTES 59 SECONDS EAST, 348.42 FEET TO AN EXISTING IRON PIPE IN A FENCE LINE, SAID POINT BEING A COMMON CORNER OF THE STATE OF TENNESSEE AND TWO (2) TRACTS OF LAND. THE FIRST AND MOST NORTHERLY OF THE SAID TWO (2) TRACTS AS EVIDENCED IN DEED BOOK 3162, PAGE 163, TO KEY INVESTMENTS, INC., SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTH TRACT AND THE SECOND AND MOST SOUTHERLY OF THE SAID TWO TRACTS AS EVIDENCED IN DEED BOOK 1762, PAGE 190 TO KEY INVESTMENTS, INC., SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTH TRACT;

THENCE CONTINUING WITH THE LINE OF THE STATE OF TENNESSEE SOUTH 19 DEGREES 05 MINUTES 25 SECONDS EAST, 629.38 FEET TO AN IRON PIN SET;

THENCE, LEAVING THE LINE OF THE STATE OF TENNESSEE NORTH 85 DEGREES 05 MINUTES 08 SECONDS WEST, 528.77 FEET TO A STAKE WITH A TACK SET;

THENCE, NORTH 1 DEGREE 31 MINUTES 17 SECONDS WEST, 451.43 FEET TO AN IRON PIN SET AND MARKED WITH AN ORANGE COLORED FIBERGLASS STAKE;

THENCE, NORTH 29 DEGREES 50 MINUTES 01 SECOND EAST, CROSSING THE BOUNDARY LINE OF THE AFORESAID NORTH AND SOUTH KEY INVESTMENTS, INC., TRACTS AT 89.41 FEET, AND CONTINUING ON FOR A TOTAL OF 503.42 FEET TO THE P.O.B. AND CONTAINING 6.614 ACRES.

BEING PART OF THE PROPERTY CONVEYED TO GRANTOR BY DEED OF RECORD IN BOOK 1762, PAGE 190, BOOK 3162, PAGE 163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BY ORDER OF FINAL JUDGMENT OF THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 9241, PAGE 650, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. ELECTRIC POWER TRANSMISSION LINE EASEMENT OF RECORD IN BOOK 2276, PAGE 60, SAID REGISTER'S OFFICE.

2. FIFTY FOOT RIGHT-OF-WAY AND ACCESS EASEMENT OF RECORD IN BOOK 2201, PAGE 634, SAID REGISTER'S OFFICE.

3. NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS AND UTILITIES GRANTED TO OMAN CONSTRUCTION COMPANY, INC., OF RECORD IN BOOK 9164, PAGE 872, SAID REGISTER'S OFFICE

TO HAVE AND TO HOLD THE SAID TRACTS OR PARCELS OF LAND WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, ITS SUCCESSOR AND ASSIGNS, FOREVER: AND WE DO COVENANT WITH THE SAID GRANTEE THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY OR THROUGH THE GRANTOR. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS MY HAND THIS 4th DAY OF December, 1996.

KEY INVESTMENTS, INC.

BY: _____

ITS: Exec. V.P.

0256945
IDENTIF. & REFERENCE

96 DEC 18 PM 2:01
RELEA Z. WADDELL REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6944 12/18 0101 03CHECK 12.00

Before me, Ann Peldo Cargile of the state and county mentioned, personally appeared James Loring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Vice Pres. of Key Investments, Inc., the within named bargainor, a corporation, and that he as such Exec. Vice Pres. executed the within instrument for the purposes contained therein contained, by signing the name of the corporation by himself as Exec. Vice Pres.

Witness my hand and seal at office in Nashville, Tennessee this 4th day of December, 1996.

Ann Peldo Cargile
Notary Public

My Commission Expires: 11/28/98

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