THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (VPEIII)
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
The Vanderbilt University 305 Kirkland Hall Nashville, TN 37240	Same	Map: 104-03-0 Parcel: 045.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, W. Mark Gill and Jan Rodgers Dale, Co-Trustees of the Trust under Agreement with Joseph Mason Rodgers, dated October 23, 1973, for the benefit of Jan Rodgers Dale, and W. Mark Gill and Joseph Mason Rodgers, Jr., Co-Trustees of the Trust under Agreement with Joseph Mason Rodgers, dated October 23, 1973, for the benefit of Joseph Mason Rodgers, Jr. (hereinafter collectively referred to as the "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto The Vanderbilt University (hereinafter referred to as the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

BEING Lots Nos. 15, 16 and 17, on the George Shields Plan of Subdivision of Lot 53; Boyd's Cockrill Springs Tract, as shown on plat of record in Plat Book 57, page 45, in the Register's Office of Davidson County, Tennessee and more particularly described as follows:

Said Lot No. 15 fronts 50 feet on the westerly side of Twenty-Eighth Avenue South (formerly Palmer Avenue) and runs back 105 feet on the northerly line along the southerly margin of an alley and 115 feet on the southerly line to an alley in the rear, on which broken line it measures 51 feet, more or less.

Said Lot No. 16 fronts 50 feet on the westerly side of Twenty-Eighth Avenue South (formerly Palmer Avenue) and runs back 115 feet between parallel lines to an alley in the rear.

Said Lot No. 17 fronts 50 feet on the westerly side of Twenty-Eighth Avenue South (formerly Palmer Avenue) and runs back 115 feet between parallel lines to an alley in the rear.

BEING the same property conveyed to W. Mark Gill and Jan Rodgers Dale, Co-Trustees of the Trust under Agreement with Joseph Mason Rodgers, dated October 23, 1973, for the benefit of Jan Rodgers Dale, a one-half undivided interest, and unto W. Mark Gill and Joseph Mason Rodgers, Jr., Co-Trustees of the Trust under Agreement with Joseph Mason Rodgers, dated October 23, 1973, for the benefit of Joseph Mason Rodgers, Jr., a one-half undivided interest, by Quitclaim Deed of Record in Book 9142, page 74, Register's Office for Davidson County, Tennessee.

This is improved property known as 107-111 28th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance is subject to the following:

1. 1998 Taxes, a lien, which are not yet due and payable; and

2. Urban Renewal Plan for The University Center Urban Renewal Area - One Project No. Tenn. R-51, as of record in Book 10737, Page 558, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the dates set forth immediately opposite their respective signatures below.

"GRANTORS"

June 30, 1998 — W. MARK GILL, CO-TRUSTEE

June 30, 1998 — JAN RODGERS DALE, CO-TRUSTEE

June 30, 1998 — W. MARK GILL, CO-TRUSTEE

June 30, 1998 — JOSEPH MASON RODGERS, JR., CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Van P. Eastes, III, a Notary Public, W. Mark Gill, Co-Trustee, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this 30th day of June, 1998.

Notary Public

My Commission Expires:
July 12, 2000

[ADDITIONAL ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public, Jan Rodgers Dale, Co-Trustee, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this 30th day of June, 1998.

Van East, III
Notary Public

My Commission Expires:
July 12, 2000

VAN P. EAST, III NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public, W. Mark Gill, Co-Trustee, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this 30th day of June, 1998.

Van East, III
Notary Public

My Commission Expires:
July 12, 2000

VAN P. EAST, III NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public, Joseph Mason Rodgers, Jr., Co-Trustee, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office this 30th day of June, 1998.

Van East, III
Notary Public

My Commission Expires:
July 12, 2000

VAN P. EAST, III NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

7911 06/30 0101 03CHECK 4268.00

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Joseph Mason Rodgers, Jr. Co-Trustee
AFFIANT

SUBSCRIBED and sworn to before me, this 30th day of June, 1998.

Van East, III
Notary Public

My Commission Expires:
July 12, 2000

VAN P. EAST, III NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

c:\vpe\dale\deed.sw

3

PICK-UP

98 JUN 30 PM 3:37
ELECTRONICALLY RECORDED
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
045179

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10999 PAGE 917

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
1150000.00
CON TX 4255.00
PRFEE 1.00
WDEED 12.00
TOTAL 4268.00
CHECK 4268.00
06/30/98 01 15:37 0001 7911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457179
IDENTIF. & REFERENCE

98 JUN 30 PM 3:37

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

No. 1313701