Box 16

0599690

[illegible] REFERENCE

This instrument prepared by:
Harlan Dodson III
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

99 JUN 14 PM 3:40

[illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 11527 PG. 393

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
THE VANDERBILT UNIVERSITY 305 Kirkland Hall Nashville, TN 37240	SAME	104-08 66

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, LIPMAN AND ASSOCIATES REALTY CO. (the "Grantor") has this day bargained and sold and do hereby transfer and convey unto THE VANDERBILT UNIVERSITY, (the "Grantee") its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being northerly 55 feet of Lot No. 3 on the Map of George L. Waddey's resubdivision of Lots Nos. 16 to 19 and 42 to 49, inclusive in S. R. Sanford's Addition to Nashville, as of record in Book 332, page 94, of the Register's Office of Davidson County, Tennessee. Said northerly part of Lot No. 3 fronts 55 feet on the westerly side of 21st Avenue South, formerly Hillsboro Turnpike, and runs back between parallel lines 179 feet, more or less to an alley.
>
> Being the same property conveyed to Lipman and Associates Realty Company by deed from Hillsboro Foods, Inc., of record in Book 7708, page 638, Register's Office for Davidson County, Tennessee.
>
> Said property is also described on Exhibit A.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $261,179.00.

Subscribed and sworn to before me this the 11th day of June, 1999.

Affiant

Bonnie Humphreys
Notary Public

My Commission Expires: 1-25-03

This is improved property, known as 1505 21st Ave., South, Nashville, Tennessee, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

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

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 11th day of June, 1999.

LIPMAN & ASSOCIATES REALTY CO.

BY: _____
HOWARD LIPMAN

BY: _____
LAWRENCE MICHAEL LIPMAN

ITS OWNERS

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HOWARD LIPMAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an owner of Lipman & Associates Realty Co., and that he as such owner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Lipman & Associates Realty Co., by himself as owner.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of June, 1999.

_____
NOTARY PUBLIC

My Commission Expires: March 23, 2002

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LAWRENCE MICHAEL LIPMAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an owner of Lipman & Associates Realty Co., and that he as such owner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Lipman & Associates Realty Co., by himself as owner.

Witness my hand and seal, at office in Nashville, Tennessee, this 11 day of June, 1999.

_____
NOTARY PUBLIC

My Commission Expires: July 27, 2002

EXHIBIT A

18243.00
06/08/99

BOOK 11527 PG. 395

Surveyor's Description
of
Lipman and Associates
Realty Company Property

A tract of land located in the First Civil District of Davidson County, Tennessee, said tract being a part of Lot 3, George L. Waddey's Resubdivision of Lots Number 16-19 and 42-49 inclusive in S.R. Sanford's Subdivision of Record in Plat Book 332, Page 94, R.O.D.C. and being more particularly described as follows:

Beginning at a p.k. spike in the westerly right-of-way of Twenty-First Avenue South (Hillsboro Pike), southwesterly 123.97 feet from the southerly right-of-way of Pierce Avenue, said p.k. spike being a southeasterly corner of Angelos Anderson, et ux property of Record in Deed Book 1786, Page 437, R.O.D.C. and a northeasterly corner of the subject tract;

Thence with said westerly right-of-way South 00° 20' 18" West, 54.99 feet to a p.k. spike at a northeasterly corner of Martha Lynn Haury Thompson, et al property of Record in Deed Book 7770, Page 588, R.O.D.C.;

Thence with said Thompson property North 88° 45' 12" West, 176.69 feet to a p.k. spike in the easterly right-of-way of a 15 foot alley;

Thence with said alley North 01°18' 54" East, 54.80 feet to a p.k. spike at a southwesterly corner of the aforementioned Anderson property;

Thence South 88° 45' 47" East, 175.76 feet to the beginning;

Containing 9,673.28 square feet or 0.222 acre, more or less, and being property conveyed to Lipman and Associates Realty Company by Deed from Hillsboro Foods, Incorporated of Record in Book 7708, Page 638, R.O.D.C.

9613 06/14 0101 03CHECK
$81.36

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11527 PG. 396

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0599690

INSTRUMENT # REFERENCE

99 JUN 14 PM 3:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT
			261179.00
		CON TX	966.36
		PRFEE	1.00
		WDEED	12.00
		CFEE	2.00
		TOTAL	981.36
		CHECK	981.36
06/14/99	01	15:43 0001	9613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474033