FOR RECORDING PURPOSES

LTIC File No. 53020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $80,000.00

Betty C. Nixon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE 7/12/02

Joann Patterson
NOTARY PUBLIC

COMMISSION EXPIRES 9/24/05

NOTARY PUBLIC

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation, 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS: Betty Chiles Nixon and Thomas Henry Clark 1607 18th Avenue, South Nashville, TN 37212	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBER: 104-8/183

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Vanderbilt University

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Betty Chiles Nixon and Thomas Henry Clark

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee described as follows:

Being the Northerly 60 feet of the Southerly 80 feet of the Easterly 150 feet of Lot No. 56 on the Map of O. B. Hayes Plan of Large Lots called Rokeby, as of record in Book 21, page 87, and Book 57, page 108, of the Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of 18th Avenue South, formerly Lamar Street, 20 feet northerly from the south line of said Lot 56; thence with the westerly margin of said Avenue northerly 60 feet; thence at right angles westerly 150 feet to an alley; thence with said alley southerly 60 feet to a point 20 feet northerly from the south line of said Lot 56; thence easterly 150 feet to the beginning.

Being the same property conveyed to the George Peabody College for Teachers, a Tennessee General Welfare Educational Corporation by Deed of Record in Book 2489, page 288, Register's Office for Davidson County, Tennessee. By Articles of Merger of record at Book 5462, page 150, the said George Peabody College for Teachers is now known as The Vanderbilt Unversity.

Davidson County DEEDWARR
Recvd: 07/30/02 10:00 2pgs
Fees:13.00 Taxes:296.00
20020730-0090890

THIS IS (XX)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS 1609 18th Avenue South
Nashville TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under, the GRANTOR(S) but no further or otherwise. Whenever 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, this 10th day of July, 2002.

The Vanderbilt University
By: Lauren O. Bowles

Title: Vice Chancellor for Administration & CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared LAUREN BRISKY with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Vice Chancellor/CFO of the VANDERBILT UNIVERSITY a not-for-profit corporation, and that as such Vice Chancellor/CFO being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

10th Witness my hand and official seal at office at NASHVILLE on this the day of July, 2002.



Joann Patterson
Notary Public

Commission Expires: 9/24/05

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219