FOR RECORDING PURPOSES

LTIC File No. 53341
File Box 49

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 1,259,500.00

Jeffrey A. Hay
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 8-19-02

J S Samuel
NOTARY PUBLIC

COMMISSION EXPIRES: 11-12-03

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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
The Commodore Capers	NEW OWNER	104-8/163
2404 Golf Club Lane		104-8/185
Nashville, TN 37215		104-8/186

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, The Vanderbilt University

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, The Commodore Capers, a Tennessee general partnership

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

PLEASE SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Davidson County DEEDWARR
Recvd: 08/21/02 14:24 3pgs
Fees:18.00 Taxes:4660.15

20020821-0101341

THIS IS (xx)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS 1601 18th Av.S, 1603 18th Av.S, 1809 Capers and Nashville, TN 37212 1610 19th Av.S

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 19th day of August, 2002

The Vanderbilt University

By: Nim Chinniah

Title: Acting Vice Chancellor for Administration

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared Nim Chinniah with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Acting Vice Chancellor for Admin of The Vanderbilt University, a Tennessee not-for-profit corporation, and that as such Nim Chinniah being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at 110-21st Ave So. Suite 704 on this 19th day of August, 2002.

V. Prosser
Notary Public

Commission Expires: March 26, 2005

V. PROSSER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

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

EXHIBIT A

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Tract 1:

Being Lot No. 1 and the southerly 38 1/2 feet of Lot No. 2 on the Plan of R. M. Burns' Subdivision of part of Lots Nos. 56 and 57 in O. B. Hayes Rokeby Addition, as of record in Book 332, page 103, Register's Office for Davidson County, described as follows:

Beginning at the southeast corner of 19th Avenue, South, and Capers Avenue, formerly Peabody Place; thence with the southerly margin of Capers Avenue eastwardly 150 feet to the westerly margin of an alley; thence with said alley southwardly 93 1/2 feet to an iron pin; thence westwardly 150 feet to a post in the easterly margin of 19th Avenue, South; thence with said Avenue northwardly 93 1/2 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 1538, page 569, 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 University.

Tract 2:

Being part of Lot No. 56 in O. B. Hayes Plan of Large Lots, which plan is of record in Book 21, page 87, of the Register's Office for Davidson County, Tennessee. Said part of said Lot No. 56 herein conveyed is described as follows: Beginning at the southwest corner of 18th Avenue South, formerly Jefferson or Lamar Street, and a fifty foot street taken off the north side of said lot; thence with the westerly margin of said avenue southerly one hundred (100) feet; thence at right angles westerly one hundred fifty (150) feet to an alley; thence with said alley northerly one hundred (100) feet to the southerly margin of said fifty foot street; thence with said street east one hundred fifty (150) feet to the point of 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 846, page 170, 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 University.