FOR RECORDING PURPOSES

LTIC File No. 53600 File Box 49

Davidson County DEEDWARR
Recvd: 09/30/02 14:59 2pgs
Fees:13.00 Taxes:1054.50

20020930-0118599

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $285,000.00

Lauren D. Birdsong
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:
September 25, 2002

JoAnn Patterson
NOTARY PUBLIC

COMMISSION EXPIRES: 9/24/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS: The Vanderbilt University 305 Kirkland Hall Nashville, TN 37240	SEND TAX BILLS TO: The Vanderbilt University 305 Kirkland Hall Nashville TN 37240	MAP-PARCEL NUMBER: 104-3/28

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Princess Margaret Tate and John Randal Tate, the heirs at law pursuant to the Last Will and Testament of John E. Patton

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, The Vanderbilt University

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

Being part of Lot No. 54 on the Plan of Boyd Cockrill Spg. Tract, as of record in Book 21, page 40, Register's Office for Davidson County, Tennessee, and being part of Lot "A" and part of Lot No. 1 on the Plan of the Subdivision of part of said Lot No. 54, as partitioned by the heirs of Mrs. Emily D. Currey, of record in Book 162, page 353, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the southerly margin of a private alley as set out in deed from Lindsay B. Phillips, Grandmaster, etc., et al, to Curg F. Wright and wife, of record in Book 794, page 184, Register's Office for Davidson County, Tennessee, at its intersection with the westerly margin of the first alley west of the westerly margin of 28th Avenue, South; thence with the southerly margin of said private alley westwardly 65.5 feet to the easterly line of the property of "Old Woman's Home"; thence with said line southwardly 222.6 feet, more or less, to the northerly line of Tract 3 in deed to Bessie Lightman from Frank Gonzales and wife, of record in Book 2105, page 159, Register's Office for Davidson County, Tennessee; thence with said line eastwardly 65.5 feet to the westerly margin of said first alley west of the westerly margin of 28th Avenue, South; thence with same, northwardly 222.6 feet, more or less, to the beginning.

BEING aporti on of the property conveyed to John E. Patton, by Deed of Record in Book 5257, page 613, Register's Office for Davidson County, Tennessee. John E. Patton has since died, and his Last Will and Testament was probated on February 13, 2002 and is of record in the Probate Court of Davidson County, Tennessee, Docket No. 02P80. Pursuant to the terms of the will, the subject property was devised to and is vested in Randy Tate a/k/a John Randal Tate and Princess Tate a/k/a Princess Margaret Tate.

THIS IS (XX)IMPROVED ()UN IMPROVED PROPERTY KNOWN AS:

105 28th 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 whomsoever. 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 date: September 25, 2002

Princess Margaret Tate

John Randal Tate

NOTARY ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared Princess Margaret Tate with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this 25th day of September, 2002.

Joann Patterson
Notary Public

My Comm Expires: 9/24/05

JOANN PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared John Randal Tate with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this 25th day of September, 2002.

Joann Patterson
Notary Public

My Comm Expires: 9/24/05

JOANN PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FURNISHED BY:

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