Davidson County DEEDWARR
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Fees:27.00 Taxes:0.00
20030625-0087124

SPECIAL WARRANTY DEED

FROM:
GREINER FAMILY FOUNDATION, INC., A FLORIDA CORPORATION

TO:

THE UNIVERSITY OF TENNESSEE, A PUBLIC EDUCATIONAL INSTITUTION OF THE STATE OF TENNESSEE

This instrument prepared by:
Thompson, O'Brien, Kemp & Nasuti, P.C.
4845 Jimmy Carter Boulevard
Norcross, Georgia 30093

Address New Owner(s)	Mortgagee	Map Parcel Number(s)
The University of Tennessee 301 Andy Holt Tower Knoxville, Tennessee 37996		Map 57, Parcel 55 Map 57, Parcel 56 Map 57, Parcel 58

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Greiner Family Foundation, Inc., a Florida Corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto The University of Tennessee, a Public Educational Institution of the State of Tennessee ("Grantee"), its heirs and assigns, interest in that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> All that tract or parcel of land in Davidson County, Tennessee as more particularly described in Exhibit "A" attached hereto.
>
> This is unimproved property known as Cato Road, Nashville, Tennessee.
>
> Being the same property conveyed to Grantor by deed recorded contemporaneously herewith from Albert L. Greiner, as Trustee of Lorine Greiner Trust dated August 27, 1974, as amended July 29, 1983, January 16, 1990, August 20, 1993 and May 30, 1996.

This conveyance is subject to all matters affecting the property contained in (a) Right of Way Deed in Book 2544, Page 365; (b) TVA Easement in Book 1427, Page 631; (c) Right of Way and Easements in Declaration of Taking in Book 1255, Page 538; (d) any laws, ordinance or regulations imposed by any governmental authority; and (e) any real estate taxes for the current year which have not yet been paid and any such taxes levied in the future.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assignees to warrant and forever defend the title to said land against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, with the exception of those encumbrances created by the Grantor and hereinabove set forth.

As the Transferee is an agency of the State of Tennessee, this Deed is not subject to the privilege tax on realty pursuant to TCA 67-4-409(f).

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

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed this 30 the day of November 2002.

GREINER FAMILY FOUNDATION, INC.,
A Florida Corporation

By: _____
Its: Director

CORPORATE SEAL

STATE OF GEORGIA
COUNTY OF GWINNETT

Before me, Angelia Duncan, a Notary Public within and for the State and County aforesaid, personally appeared Albert L. Greiner, with whom I am personally acquainted and who upon his oath(s) acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Jasper on this the 30 day of November 2002.

My commission Expires:
10/9/04

Angelia Duncan
Notary Public

ANGELIA DUNCAN NOTARY PUBLIC PICKENS COUNTY EXPIRES GEORGIA OCT. 9, 2004

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration for this transfer or value of the property conveyed (whichever is greater) is $811,000.00.

GREINER FAMILY FOUNDATION, INC.,
A Florida Corporation

By: _____
Its: Director

CORPORATE SEAL

Sworn to and subscribed before me
this the 30 day of November 2002.

Angelia Duncan
Notary Public
My commission Expires: 10/9/04

ANGELIA DUNCAN NOTARY PUBLIC PICKENS COUNTY EXPIRES GEORGIA OCT. 9, 2004

STATE OF TENNESSEE

COUNTY OF Knox

Grantee is a tax-exempt organization under TCA Section 67-5-203.

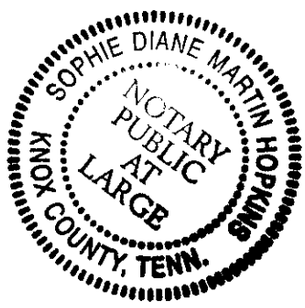
THE UNIVERSITY OF TENNESSEE, a Public Educational Institution of the State of Tennessee

By: _____

Its: V.P. and Treasurer

Sworn to and subscribed before me
this the 29 day of ~~November 2002~~. April, 2003

_____
Notary Public
My commission Expires:



Land in Davidson County, Tennessee, being Lots Nos. 2, 3, and 4, on the Plan of The Robert Cato Farm Subdivision, as shown on plat of record in Plat Book 421, Page 85, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made, and being more particularly described according to the Survey of Michael V. Holmes & Associates, Inc., dated July 7, 1988, as follows:

Beginning at the northwest corner of Lot #1 of the Robert Cato Farm Subdivision, Plat Book 421, Page 85 R.O.D.C. thence South 39° 30' 07" West, 306.48 feet to a point. Thence south 37° 43' 23" west, 1977.11 feet to a point. Thence north 72° 22' 58" west, 66.01 feet to a point. Thence north 71° 15' 09" west, 439.31 feet to a point. Thence north 72° 59' 48" west, 50.19 feet to a point. Thence north 71° 49' 29" west, 395.22 feet to a point. Thence north 5° 17' 46" east, 287.30 feet to a point. Thence north 5° 56' 55" east, 123.93 feet to a point. Thence north 7° 33' 11" east, 522.60 feet to a point. Thence north 6° 58' 23" east, 338.04 feet to a point. Thence north 84° 17' 17" west, 464.98 feet to a point. Thence north 7° 25' 14" east, 253.80 feet to a point. Thence north 2° 24' 37" east, 73.52 feet to a point. Thence north 8° 48' 10" east, 224.10 feet to a point. Thence north 0° 52' 32" east, 139.56 feet to a point. Thence north 84° 49' 01" west, 304.21 feet to a point. Thence north 82° 33' 34" west, 106.36 feet to a point. Thence north 83° 18' 53" west, 204.94 feet to a point. Thence north 84° 54' 13" west, 591.33 feet to a point. Thence north 85° 28' 28" west, 316.12 feet to a point. Thence north 84° 00' 06" west, 121.80 feet to a point. Thence north 85° 37' 37" west, 173.87 feet to a point. Thence north 87° 05' 03" west, 97.98 feet to a point. Thence north 14° 48' 14" west, 387.75 feet to a point. Thence north 21° 30' 10" east, 759.00 feet to a point. Thence north 6° 43' 16" west, 475.20 feet to a point. Thence north 23° 47' 08" east, 449.33 feet to a point. Thence south 88° 44' 28" east, 441.72 feet to a point. Thence south 83° 37' 59" east, 368.68 feet to a point. Thence north 89° 02' 35" east, 98.51 feet to a point. Thence south 82° 56' 42" east, 424.19 feet to a point. Thence south 84° 21' 56" east, 905.32 feet to a point. Thence south 84° 21' 56" east, 70.70 feet to a point. Thence south 66° 35' 39" east, 18.90 feet to a point. Thence with a curve to the right, having a radius of 1125.92, a distance of 387.87 feet to a point. Thence south 48° 22' 41" east, 348.48 feet to a point. Thence with a curve to the left, having a radius of 306.48, a distance of 213.58 feet to a point. Thence south 88° 18' 22" east, 134.05 feet to a point. Thence with a curve to the right, having a radius of 266.48. A distance of 259.45 feet to a point. Thence south 32° 31' 21" east, 241.55 feet to a point. Thence with a curve to the right, having a radius of 696.20, a distance of 152.50 feet to a point. Thence south 19° 53' 19" east, 135.97 feet to a point. Thence with a curve to the left,

having a radius of 1165.92, a distance of 364.47 feet to a point. Thence south 37° 52' 58" east, 142.91 feet to a point. Thence with a curve to the right, having a radius of 696.20, a distance of 484.16 feet to a point. Thence south 1° 57' 44" west, 228.88 feet to a point. Thence with a curve to the left, having a radius of 306.48, a distance of 243.32 feet to the true point of beginning, containing 11,231,211.45 square feet or 257.8331 acres.

EXHIBIT A