Davidson County DEEDWARR
Recvd: 10/27/04 15:35 4pgs
Fees:23.00 Taxes:333.00
20041027-0129448

This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A. (JLC)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
John A. Oman, Jr. 3334 Powell Avenue Nashville, TN 37204	Same	Map 159 Parcel 118

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JACK A. OMAN** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JOHN A. OMAN, JR.** (the "Grantee"), his heirs and assigns, that certain tract or parcels of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by this reference.

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, and Grantee's heirs and assigns forever.

Grantor covenants and binds himself, and his heirs and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all parties claiming by, through or under the Grantor, but not further or otherwise.

Wherever used, the singular number 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 Special Warranty Deed to be executed as of the 23 day of October, 2004.

Jack A. Oman

JACK A. OMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JACK A. OMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 2004.

Mary Lynn Hay

NOTARY PUBLIC

My Commission Expires:
September 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of October, 2004.

Mary Lynn Hay

Notary Public

My Commission Expires:
September 24, 2005

270501.1/3036.1

EXHIBIT A

TRACT I

Land in Davidson County, Tennessee, being more particularly described as follows: BEGINNING at a concrete monument, said monument being in a corner of the property acquired by George A. Collin, Trustee, from the Louisville and Nashville Railroad, as of record in Book 3675, page 322, Register's Office for Davidson County, Tennessee, located on the high ridge adjoining Vanderbilt University Observatory, said monument being 100 feet due north of the road leading to Vanderbilt Observatory; thence North 34 degrees 51 minutes West 632.17 feet along said George A. Collin, Trustee's property line to a point; thence North 85 degrees 44 minutes East 545 feet to a point; thence South 4 degrees 16 minutes East 640 feet to a point in the said George A. Collin, Trustee's common line with Vanderbilt University; thence North 71 degrees 09 minutes West 243.89 feet to the point of beginning; said parcel containing 5.05 acres.

TRACT II

An easement for right-of-way granted to Frances Allen Oman by The Vanderbilt University, a not-for-profit Tennessee educational corporation, of record in Book 5317, page 838, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning at the extreme northerly corner of the Vanderbilt University Tract at the east end of Oman Drive in South Nashville, said corner being marked with an iron pin, and running thence South 75 degrees 14 minutes East 45 degrees along the common property line of Vanderbilt University and Oman to the beginning point of the center line of subject easement; thence said center line to bear South 4 degrees 08 minutes East 117.35 feet to the edge of Oman Drive, a public street as established by action of the Davidson County Quarterly Court in July 1952 and recorded in Minute Book A-1, page 215, of the County Court Clerk's Office for Davidson County, Tennessee, said easement to extend 8 feet on both sides of said center line for a total width of 16 feet with length to extend from Vanderbilt University's north property line southerly to the traveled edge of Oman Drive. The conveyance of the easement described as Tract II hereinabove is specifically made subject to the terms and conditions of the Right-of-Way Agreement by and between the Vanderbilt University and Frances Allen Oman, of record in Book 5317, page 838, Register's Office for Davidson County, Tennessee, and as Amended and Modified Right-of-Way Agreement and Grants of Easement, of record in Book 9184, pages 868, 872, and 876 and recorded in Book 9184, page 860, Register's Office for Davidson County, Tennessee.

Tracts I and II being the same property conveyed to Jack A. Oman by Quitclaim Deed from Oman Construction Company, Inc., a Tennessee corporation, of record in Book 10398, page 375, said Register's Office.

EXHIBIT B

1. Real estate taxes for 2004, a lien, now due and payable but not yet delinquent, which have been prorated between the parties.

2. Unrecorded Lease, dated December 10, 1993, between Contel Cellular of Nashville, Inc. and Oman Construction Company.

3. Right-of-Way Agreement, of record in Book 5317, page 838, Register's Office for Davidson County, Tennessee, as amended by Amended and Modified Right-of-Way Agreement, of record in Book 9184, page 860, said Register's Office.

4. Grant of Easement, of record in Book 9184, page 868, said Register's Office.

5. Grant of Easement, of record in Book 9184, page 872, said Register's Office.

6. Grant of Easement, of record in Book 9184, page 876, said Register's Office.