This Instrument Was Prepared By:

CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:

CONSUMER TRUST TITLE & ESCROW LLC
219 WARD CIRCE, STE 3
BRENTWOOD, TN 37027

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 850,000.00** amount is equal to or greater than the amount which the property transferred would command ~~at a fair~~ and voluntary sale.

Affiant

Subscribed and sworn to before me this the 1 day of November, **2004.**

Notary Public

NOTARY PUBLIC

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
VANDERBILT UNIVERSITY	Owner 2100 West End Ave. #750 Nashville, TN 37203	2007 TERRACE PLACE NASHVILLE, TN 37203
	Attn: Office of General Council	
		PROPERTY ADDRESS: 2007 TERRACE PLACE NASHVILLE, TN 37203

MAP PARCEL NUMBER
92-16-57

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **WILLIAM O. CALDWELL** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **VANDERBILT UNIVERSITY** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

BEING LOT NO. 28 ON THE SURVEY AND MAP OF SUBDIVISION OF LOT 159, BOYDE HOME PLAN OF RECORD IN PLAT BOOK 161, PAGE 42, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED TO WILLIAM O. CALDWELL BY WARRANTY DEED OF P.V. JACKSON, III AND DONALD L. JACKSON DATED OCTOBER 8, 1993 AND RECORDED OCTOBER 12, 1993 IN BOOK 9112, PAGE 577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as: 2007 Terrace Place, Nashville, TN 37203

This property is subject to all matters shown on the Plat of record in Book 161, Page 42 and encumbrances, easements, and other matters of public record as may affect the property.

Davidson County DEEDWARR
Recvd: 11/08/04 14:03 2pgs
Fees:13.00 Taxes:3145.00

20041108-0134405

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 1 day of November, 2004

William O. Caldwell

William O. Caldwell

BILLIE JEAN NEIL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William O. Caldwell** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 **day of** November, **2004.**

Billie Jean Neil
Notary Public

My Commission Expires: 7-2-07