This Instrument Prepared by:
Bettie J. Winton, Esq.
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Hillwood Bottling, LLC c/o The Pepsi Bottling Group 1 Pepsi Way Somers, NY 10589 Attn: Cindy M. Poggiogalle	Same	118-11/169

Davidson County DEEDWARR
Recvd: 09/09/05 11:05 2 pgs
Fees:13.00 Taxes:16095.00
20050909-0108554

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE VANDERBILT UNIVERSITY,** a corporation organized under the laws of the state of Tennessee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **HILLWOOD BOTTLING, LLC,** a Delaware Limited Liability Company (the "Grantee"), Grantee's representatives, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

Land lying in the 6th, formerly 9th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the map of a division of the land of Joseph Thompson, deceased, as of record in Plan Book 2, page 173, Chancery Court at Nashville, and described according to a survey made by Barge, Waggoner & Sumner, dated August 11, 1959, as follows:

Beginning at a point in the southerly margin of Thompson Lane, being the northwest corner of Tract No. 1, and being 1100.3 feet west of a certain U.S.E.D. monument at the northeast corner of the property of Woodlawn Memorial Park Company, and also being 170.3 feet from the northwest corner of the property of Woodlawn Memorial Park Company and the northeast corner of Tract No. 1, and running thence south 3 degrees 34 minutes west 169.75 feet; thence south 2 degrees 45 minutes west 481 feet; thence south 5 degrees 30 minutes east 151.43 feet to a point; thence north 86 degrees west 436.77 feet; thence north 4 degrees east 800 feet to a point in the south margin of Thompson Lane; and thence, with said Thompson Lane south 86 degrees east 400 feet to the beginning, containing 7.504 acres, more or less.

Being the same property conveyed to The Vanderbilt University by Deed of record in Book 3031, Page 491, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors, representatives and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. Current year real property taxes, a lien but not yet due and payable.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 5081,

page 267, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors, representatives and assigns, against the lawful claims of all persons, whomever.

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 Grantor's hand, this 8th day of September, 2005.

THE VANDERBILT UNIVERSITY, a corporation organized under the laws of the State of Tennessee

By: _____
E. Gordon Gee
Chancellor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, E. Gordon Gee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chancellor of THE VANDERBILT UNIVERSITY, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 8th day of September, 2005.

NANCY C. SHORT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC
My Commission Expires: 1-28-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $4,350,000.00.

_____
Affiant

Subscribed and sworn before me this 8th day of September, 2005.

_____
NOTARY PUBLIC
My Commission Expires: 7/29/06

KATHY CROCKARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006