Address new owner as follows:

The State of Tennessee
312 8th Avenue North
22nd Floor
Nashville, TN 37243-0299
(Tax Exempt)

This Instrument Prepared By:

Real Estate Loan Services of TN, Inc
1420 North Highland Avenue
Jackson, TN 38301

Tax Identification No.:

Tax Map 159,
Parcel 118.00

Davidson County DEEDWARR
Recvd: 06/12/06 11:44 2 pgs
Fees:12.00 Taxes:0.00

20060612-0069551

SPECIAL WARRANTY DEED

For and in consideration of the sum of $790,000.00 cash in hand paid by the STATE OF TENNESSEE, JOHN A. OMAN, JR. and wife, MARTHA A. OMAN, hereinafter called GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the STATE OF TENNESSEE, hereinafter called GRANTEE, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

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 lhe 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 with 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 herein above 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.

Being the same property conveyed to John A. Oman, Jr., by Special Warranty Deed from Jack A. Oman, dated October 23, 2004, recorded October 27, 2004, of record in Instrument Number 200410270129448, Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions and easements of record in the Register's Office for Davidson County, Tennessee, including but not limited to easements of record in Book 9184, Page 872; Book 9184, Page 876; Book 5317, Page 838; and in Book 9184, Page 860.

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, her successors and assigns, forever; and the GRANTOR does hereby covenant with the said GRANTEE that it is seized and possessed of said land has a good right to convey it, warrants the title against lawful claims of all persons claiming by, through or under the GRANTOR, but no further otherwise. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 7TH Day of June, 2006.

JOHN A. OMAN, JR.

MARTHA A. OMAN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, JOHN A. OMAN, JR. AND WIFE, MARTHA A. OMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainor, who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal at office, this 7th Day of June, 2006.

MARY LYNN HAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires 09-19-2009

050601ILW