This Instrument Was Prepared By:
TRAUGER & TUKE
222 4th Avenue North
Nashville, Tennessee 37219

PICK-UP

Davidson County DEEDWARR
Recvd: 04/05/07 14:06 4 pg
Fees:23.00 Taxes:0.37
20070405-0041095

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Meharry Medical College 1005 Dr. D.B. Todd Boulevard Nashville, TN 37208	New Owner	Map: 092-3 Parcel: 268

SPECIAL WARRANTY DEED

FOR AND IN GOOD CONSIDERATION of the sum of One Hundred and No/100 Dollars ($100.00), cash paid in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NATIONAL AND DAVIDSON COUNTY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MEHARRY MEDICAL COLLEGE, a Tennessee general welfare not-for-profit corporation ("Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This property is known as: Dorothy Brown Hall, 1802 Albion Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estates with the improvements, appurtenances, estate, title and interest thereto belonging, to Grantee forever.

AND Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds Grantor, and their respective heirs and assigns to warrant and forever defend the title to said real estate to Grantee against the lawful claims of all persons.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100.00.

Affiant

Subscribed and sworn to before me, this 5th day of APRIL, 2007.

Notary Public
My Commission Expires: 11/24/07

CHRISTINA ANNE CURRIER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

IN WITNESS WHEREOF, Grantor has executed this instrument on the date indicated by the signature in February, 2007.

THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NATIONAL AND DAVIDSON COUNTY

By: Nettie Scale
Office: Chairman

ATTEST:

Audrey Gregory
Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared NETTIE SCALE and AUBREY E. GREGORY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their several oaths, acknowledged themselves to be Chairman and SECRETARY, respectively, of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, the within named bargainor, a corporation, and that each, as such officers, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation and attesting the same by their respective offices.

Witness my hand and seal and office in Nashville, Tennessee, this 27th day of March, 2007.

Bob D Davis
Notary Public
My Commission Expires: 1-26-08

ROBERT D. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Exhibit A

Parts of Lots No. 16, 17 and 18 on the W. A. Lannom's Subdivision of Lot No. 10 of the Harding Lyle's Tract as of record in Book 57, page 159, Register's Office, Davidson County, Tennessee, and part of Lots No. 1 and 2 of Martin Byrds' Subdivision of Lots 19 and 20, Lannom's Subdivision of Lot No. 10 of the Harding Lyle's Tract as of record in Book 57, page 159 of said Registers Office, and part of Alley No. 582 closed by Ordinance No. 754 of the Ordinances of the City of Nashville and Davidson County, Tennessee and described according to a copy of a survey made by Dixie Engineering Associates, dated October 14, 1971 as follows:

BEGINNING at a point in the northerly margin of Albion Street, said point being 83.40 feet westwardly along the northerly margin of Albion Street from the westerly margin of 18th Avenue North; thence South 75° 29' West 159.3 feet along the northerly margin of Albion Street to a point; thence North 14° 41' West 68.71 feet along the easterly boundary of a sidewalk to a point; thence North 75° 23' East 159.64 feet along the southerly boundary of a sidewalk to a point; thence South 14° 26' East 68.98 feet along the westerly boundary of a sidewalk to the point of beginning.

Being the same property conveyed to The Industrial Development Board of the Metropolitan Government of National and Davidson County by Meharry Medical College by Warranty Deed of record in Book 4546, page 993, Register's Office, Davidson County, Tennessee.

Exhibit B

Permitted Encumbrances

Matters shown of record on the Harding Lyle's Tract as of record in Book 57, page 159, Register's Office, Davidson County, Tennessee.