This instrument prepared by:
Dodson, Parker & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

Davidson County DEEDWARR
Recvd: 11/08/07 14:41 4 pg:
Fees:23.00 Taxes:5920.00
20071108-0132121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,600,000.00.

Subscribed and sworn to before me this the 8th day of November, 2007.

Gregory D Bryant
Affiant

Phyllis R Vandelt
Notary Public

My Commission Expires: 11-22-08

PHYLLIS R. VANDELT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Vanderbilt University 2100 West End Ave. Suite 750 Nashville, TN 37203-5233	Vanderbilt University 2100 West End Ave. Suite 750 Nashville, TN 37203-5233	09207040700

FOR AND IN CONSIDERATION of the sum of One Million Six Hundred Thousand and NO/100 ($1,600,000.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, SABER INDUSTRIES, INC., a Tennessee corporation ("Grantor") has this day bargained and sold and does hereby transfer and convey unto VANDERBILT UNIVERSITY (Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

> Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Final Plat of the 621 21st Avenue L.L.C., Lots 1 through 4 & Lot "O" of the W.C. Cooper Subdivision of record in Instrument No. 20040929-0117201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Southern Business Insurance Group, Inc., by deed from W. Fred Williams, Successor Trustee, of record in Book 8408, page 722, Register's Office for Davidson County, Tennessee. Southern Business Insurance Group, Inc. merged into Saber Industries, Inc. by Articles of Merger of record in Book 11095, page 25, Register's Office for Davidson County, Tennessee.

This is improved property, known as 600 21st Avenue, Nashville, Davidson County, Tennessee.

This conveyance is subject to the exceptions set forth on **Exhibit A** attached hereto (the "Permitted Exceptions"); to any and all existing easements, restrictions, and plats of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenant and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, claiming by, through or under Grantor, but not further or otherwise, and other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

[Remainder of page intentionally left blank; signature page to follow.]

WITNESS our hands this the 8th day of November, 2007.

SABER INDUSTRIES, INC., a Tennessee corporation

BY: David A. Berezov

TITLE: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **David A. Berezov**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he was the President of **Saber Industries, Inc.**, a Tennessee corporation, the within named bargainor, and that in such capacity, he, being authorized so to do, executed the foregoing Special Warranty Deed for the purposes therein contained, on behalf of the said **Saber Industries, Inc**.

Witness my hand and seal, at office, this the 8th day of November, 2007.

Phyllis R VanOst
NOTARY PUBLIC

My Commission Expires: 11-22-08

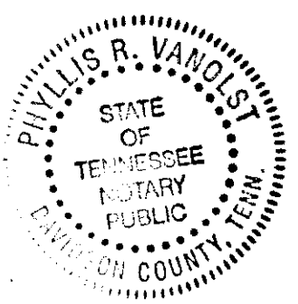


EXHIBIT A

PERMITTED EXCEPTIONS

1. Davidson County taxes for the year 2007, a lien not yet due and payable.

2. Boundary line agreement between Eight Avenue Realty Company and Peter Obenchain, Jr. and wife, dated July 23, 1955, or record in Book 2442, page 394, Register's Office for Davidson County, Tennessee.

3. Easement for spur tracks on or across premises.

4. Title to that portion of the premises, if any, embraced within the charter right-of-way of the CSX Railroad.

5. All matters appearing on the ALTA/ASCM Land Title Survey performed by Barge Waggoner Sumner & Cannon, Inc., dated October 24, 2007, and identified by File No. 31083-07.