Davidson County DEEDWARR
Recvd: 01/04/08 08:02 4 pgs
Fees:23.00 Taxes:6082.80
20080104-0000804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,644,000.00 .

Affiant

Subscribed and sworn to before me, this the 2 day of January, 2008.

Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Sharon H. Gibbs
My Commission Expires
November 7, 2011
STATE OF TENNESSEE

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
The Vanderbilt University 2100 West End Ave., Suite 750 Nashville, Tennessee 37203 Attention: Sean Scally	Same	92.16 / 68 & 69

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN RANDOLPH ELDER (aka John R. Elder) ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto THE VANDERBILT UNIVERSITY, a Tennessee corporation ("GRANTEE"), its successors, representatives, and assigns, certain real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 122 and 124 21st Avenue South, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, its successors, representatives, and assigns, forever. GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds himself, his heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its successors, representatives, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B).

John Randolph Elder referred to in that deed of record in Book 8710, page 757, Register's Office for Davidson County, Tennessee, and John R. Elder referred to in that deed of record in Book 8710, page 759, said Register's Office, are one and the same person.

Anita Rose Elder, spouse of GRANTOR, executes this instrument for the sole purpose of quitclaiming to GRANTEE any interest she may have in the subject property, although she claims **no such interest.**

WITNESS our hands this 2nd day of January, 2008.

John ~~Randolph~~ Elder

Anita Rose Elder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named JOHN RANDOLPH ELDER, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 2nd day of January, 2008.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett III
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named ANITA ROSE ELDER, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 2nd day of January, 2008.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett III
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

Notary Public
My Commission Expires: _____

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PROPERTY DESCRIPTION

122 21st Avenue South, Nashville, Tennessee:

Being Lot No. 46 on the Map of Williams' Subdivision of Lot No. 159, Boyd Home Tract, as of record in Book 161, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the easterly side of 21st Avenue South and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to John R. Elder by quitclaim deed from Karen Marie Nokleby Elder, of record in Book 8710, page 759, said Register's Office.

124 21st Avenue South, Nashville, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Mrs. John H. Williams' Heirs Subdivision of Lot No. 159 of the Boyd Home Plan, of record in Book 161, page 42, said Register's Office.

Said Lot No. 47 fronts 50 feet on the easterly side of 21st Avenue South, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to John Randolph Elder by quitclaim deed from Karen Marie Nokleby Elder, of record in Book 8710, page 757, said Register's Office.

EXHIBIT A

TITLE EXCEPTIONS:

122 and 124 21st Avenue South, Nashville, Tennessee

1. Taxes for the year 2008, not yet due and payable.

2. Matters shown on the pat of record in Book 161, page 42, Register's Office for Davidson County.

EXHIBIT B