Prepared by: Thomas Askounis, Askounis & Darcy
401 North Michigan ave., Ste 550
Chicago, IL 60611

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vanderbilt University	SAME	FieldBook: 21 W 08975
2201 West End Avenue 305 Kirkland Hall	(STREET ADDRESS)	Map: 104-8
Nashville TN 37240	(CITY) (STATE) (ZIP)	Parcel: 64 and 64P

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Thomas Van Askounis, as Trustee under the Bessie Askounis Trust Under the Will of Angelo Andersen; Paula Ritter; Chrisi Karounas; and Irene Koinis, as Trustee under the Irene Koinis Trust Under the Will of Angelo Anderson ("Grantor") have this day barga*ined and sold, and do hereby transfer and convey unto Vanderbilt University, its successors and assigns, ("Grantee") certain real estate in Davidson County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").*

STATE OF Illinois
COUNTY OF Cook

The actual consideration or value whichever is greater, for this transfer is $ 3,000,000.00

Thomas V. Askounis *Affiant*

"OFFICIAL SEAL"
Catherine Schmidt
Notary Public, State of Illinois
My Commission Exp. 11/15/2008

Subscribed and sworn to before me this the 2nd day of Oct, 2008

Notary Public

My commission expires: ~~My Commission Exp. 11/15/2008~~

(Affix Seal)

This is improved property located at 1501 21st Avenue South, Nashville, TN.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantors further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantors, provided however, that this conveyance is subject to those matters set forth in Exhibit "B" which is attached hereto and incorporated herein by this reference.

Davidson County DEEDWARR
Recvd: 10/13/08 10:51 6 pg
Fees:33.00 Taxes:11100.00
20081013-0103013

In Witness Whereof, Grantors have caused this Special Warranty Deed to be executed on this the 10th day of October, 2008.

Thomas V. Askounis, Trustee under the Bessie Askounis Trust under the Will of Angelo Anderson

Irene Koinis, Trustee under the Irene Koinis Trust under the Will of Angelo Anderson

Paula Ritter

Chrisi Karoumas

State of Illinois

County of Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas V. Askounis, Trustee under the Bessie Askounis Trust under the Will of Angelo Anderson the within named bargainor, with whom I am personally acquainted (or proved to me 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 Chicago IL ~~Tennessee~~, *this* 2nd *day of* October, *2008.*

"OFFICIAL SEAL"
Catherine Schmidt
Notary Public, State of Illinois
My Commission Exp. 11/15/2008

My Commission Expires:

Notary Public

State of ILLINOIS

County of COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irene Koinis, Trustee under the Irene Koinis Trust under the Will of Angelo Anderson the within named bargainor, with whom I am personally acquainted (or proved to me 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 Chicago IL ~~Tennessee~~, *this* 7th *day of* October, *2008.*

My Commission Expires: March 8, 2011

Notary Public

OFFICIAL SEAL
SANDRA GUERRERO
Notary Public - State of Illinois
My Commission Expires Mar 08, 2011

State of New York

County of NIAGARA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula Ritter, the within named bargainor, with whom I am personally acquainted (or proved to me 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~~ Niagara, New York *~~Tennessee~~, this* 18th *day of* September, *2008.*

My Commission Expires: 2/28/2010 *Notary Public*

DAVID P. PELLE
Notary Public, State of New York
Qualified in Niagara County
Commission Expires 2/28/2010

State of Kentucky

County of Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chrisi Karounas, the within named bargainor, with whom I am personally acquainted (or proved to me 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 Lexington, Kentucky *~~Tennessee~~, this* 22 *day of* September, *2008.*

My Commission Expires: 3/30/2011 *Notary Public*

JENNIFER M. CATCHEN
NOTARY PUBLIC
STATE AT LARGE, KY

EXHIBIT "A"

EXHIBIT "A"

The land referred to in the Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of George I. Waddey's Resubdivision of Lot Nos. 16, 17, 18, 19, 42, 43, 44, 45, 46, 47, 48 and 49 in S.R. Sanford's Subdivision of record in Plat Book 332, Page 94, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Van Askounis, as Trustee under the Bessie Askounis Trust, established under the Will of Angelo Anderson, deceased, as to an undivided one-third (1/3) interest; to Paula Ritter and Chrisi Karounas, the heirs-at-law of Angela Jones, deceased, as to an undivided one-sixth (1/6) interest each; and to Irene Koinis, as Trustee under the Irene Koinis Trust, established under the Will of Angelo Anderson, deceased, as to an undivided one-third (1/3) interest, by Trustee's Deeds from Bessie Askounis and Irene Koinis, Successor Trustees under the Articles listed as Third and Seventh, Section 9, of the Will of Angelo Anderson, deceased, said deeds being of record in Instrument Nos. 20070822-0100459, 20070822-0100460, 20070822-0100461, respectively, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Angelos Anderson by Quitclaim Deed from George A. Askounis, Trustee, of record in Book 4664, Page 729, Register's Office for Davidson County, Tennessee. The said Angelos Anderson, also known as Angelo Anderson, having since died, and by his Last Will and Testament filed in the Probate Court of Davidson County, Tennessee, Docket No. 93P-30, devised the subject property to Angela Jones, Bessie Askounis and Irene Koinis, Trustees. The said Angela Jones predeceased Angelo Anderson and under the Seventh Article of his Will, George Jones was appointed her successor trustee. The said George Jones has also since died leaving Bessie Askounis and Irene Koinis as the sole Trustees.

EXHIBIT "B"

ENCUMBRANCES:

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

2. Certain lease dated March 1, 1981 by and with AJS Associates ("Tenant").