Davidson County DEEDWARR
Recvd: 12/15/08 10:51 4 pgs
Fees:23.00 Taxes:9307.68
20081215-0119948

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,515,590.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2008. Notary Public My Commission Expires: 6/22/10

LORI ANN AVERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
The Vanderbilt University 321 Kirkland Hall Nashville, TN 37240	SAME	104-08-067.00 21W 08990

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY, TRUSTEE, with full power to sell, transfer and convey without joinder of any beneficiary,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THE VANDERBILT UNIVERSITY**, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:
Land in Davidson County, Tennessee, being Lot No. 4 and the southerly 7 feet of Lot No. 3 on the Map of George I. Waddey's Resubdivision of certain lots in S. R. Sanford's Subdivision, of record in Book 332, page 94, Register's Office for said County.

Said Lot No. 4 and part of Lot No. 3 front together 70 feet on the westerly side of 21st Avenue South, as widened, formerly the Hillsboro Pike, and run back 180 feet, more or less, on the northerly line and 181.7 feet on the southerly line, to an alley, measuring 70 feet thereon.

TRACT NO. 2:
Land in Davidson County, Tennessee, being Lot No. 5 on the Map of George I. Waddey's Resubdivision of certain lots in S. R. Sanford's Subdivision, of record in Book 332, page 94, Register's Office for said County.

Said Lot No. 5 fronts 53 feet on the westerly side of Hillsboro Pike, or 21st Avenue South, as widened, and runs back between lines 181.7 feet on the northerly line and 183.12 feet on the southerly line, along the northerly margin of Capers Avenue to an alley in the rear on which it measures 63 feet.

Being the same property conveyed to Jeffrey Mobley, Trustee, with full power to sell, transfer and convey without joinder of any beneficiary by deed from Martha Lynn Haury Thompson, et al, of record at Instrument No. 20081215-0119946, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, of record at Book 10220, page 94, Register's Office for Davidson County, Tennessee.

2. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, of record at Book 10220, page 98, Register's Office for Davidson County, Tennessee.

3. Lease Agreement dated November 14, 1980 by and between Karl E. Haury, Jr., Mildred M. Haury and Martha Haury Thompson ("Landlord") and H. P. Richardson d/b/a The Armadillo ("Tenant"), of record in Book 5769, page 218, and re-recorded at Book 5770, page 687, Register's Office for Davidson County, Tennessee. Without limitation, the lease contains:

1) Reference to easement contained in Parking Lot Lease dated August 4, 1990, between Karl E. Haury, Karl E. Haury, Jr., Mildred M. Haury and Martha Haury Thompson and Hillsboro Foods, Inc., said easement being 20 feet in width and running along the rear line of the leased property from Capers Avenue to the northerly boundary line of said property.

2) Right of First Refusal to purchase the Lease Property, and the westerly 50 feet of the property which is referenced as the excluded parcel in the Lease.

4. Assignment of Lease from H. P. Richardson, d/b/a The Armadillo to Stop N Go Markets of Georgia, Inc., of record at Book 5908, page 206 and Book 7951, page 475, Register's Office for Davidson County, Tennessee.

5. Assignment of Lease from Stop N Go Markets of Georgia, Inc., to Mapco Petroleum Inc., of record at Book 7951, page 470, Register's Office for Davidson County, Tennessee.

6. Amendment to Lease Agreement entered June 15, 2000, by and between Williams Express, Inc., as Lessee and Martha Lynn Haury and Karl E. Haury, Jr., both individually and in his capacity as Trustee for Ashley Elizabeth Haury, Karl Christopher Haury and Clayton Hall Haury, as Lessor, of record at Instrument No. 20010312-0023290, Register's Office for Davidson County, Tennessee.

7. Agreement made June 25, 1982, by and between H. P. Richardson (individually and as the sole owner of The Armdillo, a sole proprietorship) jointly and severally with Key S. Richardson, as the spouse of H. P. Richardson and Stop N Go Markets of Georgia, Inc., of record in Book 7951, page 480, Register's Office for Davidson County, Tennessee.

8. Affidavit Regarding Corporate Names of record as Instrument No. 20020802-0092826, Register's Office for Davidson County, Tennessee.

9. Matters show on survey by AMEC Earth & Environmental, Inc., dated November 17, 2008.

This is improved property known as **1507 21st Avenue South, Nashville, Tennessee 37208.**

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

WITNESS my hand this 12th day of December, 2008.

Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY, TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of December, 2008

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission expires NOV. 22, 2010