PICK-UP

BILL GARRETT, Davidson County
Trans:T20100041851 DEEDQC
Recvd: 07/08/10 12:47 6 pgs
Fees:32.00 Taxes:0.00
20100708-0053521

This instrument was prepared by
Sean P. Scally, University
Counsel and Tax Attorney
Vanderbilt University
2100 West End Ave., Suite 750
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
The Vanderbilt University 2201 West End Avenue Nashville, Tennessee 37203	Same	104-030-101-00 104-030-102-00 104-030-103-00 104-030-241-00 104-040-237-00

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 16th day of March, 2010.

Notary Public

My Commission expires: 7/8/2013.

JOANN PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by The Vanderbilt University, as Grantor, receipt of which is hereby acknowledged,

THIS QUITCLAIM DEED, executed this 16th day of March, 2010, by the Industrial Development Board of Metropolitan Nashville Davidson County, Tennessee, 222 Third Ave., No., 7th Floor, Nashville, Tennessee 37201 ("the Board") to The Vanderbilt University, 2100 West End Ave., Suite 750, Nashville, Tennessee 37203 ("Vanderbilt").

WITNESSETH

That the Board, for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto Vanderbilt forever, all the right, title, interest, and claim which the Board has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Tract 1: Map/Parcel **104-030-101.00**, Map/Parcel **104-030-102.00**, and Map/Parcel **104-030-103.00**:

A tract of land in the First Civil District, Metropolitan Nashville and Davidson County, Tennessee, being part of the plan of Elliston Addition to Nashville, as of record in Book 21, Page 141, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at a point in the northerly margin of City Alley No. 636, said point being N 53° 03' E, 142.55 feet from the intersection of the westerly margin of 24th Avenue, South, with said alley, said point being witnessed by a monument at N 53° 03' E, 42.55 feet; thence, S 53° 03' W, 157.45 feet with the northerly margin of Alley No. 636, passing through a witness monument at 7.45 feet; to a concrete monument, thence, leaving said margin of Alley No. 636, N 36° 58' W, 180.11 feet to a concrete monument in the southerly margin of West End Avenue; thence, N 53° 03' E, 157.50 feet with the southerly margin of West End Avenue, passing through a witness monument at 150.00 feet, to a point, said point being N 53° 03' E, 142.50 feet from the intersection of the westerly margin of 24th Avenue, South, with the southerly margin of West End Avenue; thence, leaving said southerly margin of West End Avenue, S 36° 57' E, 180.11 feet to the point of beginning. Containing 28,364 square feet or 0.65 acres, more or less.

Being a part of the same property conveyed from Helen D. Bransford, individually, and Bransford, Sharp and Company, a Tennessee Corporation, of record in Book 3158, Page 349, 7.50 feet being transferred. Map 104-3 Parcel 103.

Also being the same real property conveyed by deed from Bracey-Welsh Company, of record in Book 3918, Page 394, 75.0 feet being transferred. Map 104-3 Parcel 102.

Also being the same real property conveyed by deed from First American National Bank, Nashville, Tennessee, Trustee, and Carolyn Thompson Caldwell, of record in Book 3998, Page 764, 75.0 feet being transferred. Map 104-3 Parcel 101.

And being the same real property conveyed by deed from The Vanderbilt University, of record in Book 4339, Page 725, transferring Map 104-3 Parcels 101, 102, and 103.

Tract 2: Map/Parcel **104-030-241.00**:

A tract of land in the First Civil District, Metropolitan Nashville and Davidson County, Tennessee, being more particularly described as follows:

The beginning point of said tract is a brass bolt set in brick terrace which bolt is N 53° 00' E, 258.81 feet from a concrete marker at the northeast intersection of 24th Avenue, South and Vanderbilt Place. From said beginning point S 36° 58' E, 112.91 feet to a nail in asphalt pavement; thence N 53° 02' E, 201.35 feet to a nail in asphalt pavement; thence, S 36° 58' E, 128.07 feet to a crossmark in concrete curb; thence, N 53° 02' E, 192.47 feet to a crossmark in concrete walk; thence, N 36° 58' W, 297.14 feet to a crossmark in concrete steps; thence, S 53° 02' W, 106.91 feet to a crossmark in concrete walk; thence, N 89° 22' W, 124.47 feet to a nail set in brick; thence, S 53° 02' W, 125.46 feet to a crossmark in concrete walk; thence, S 36° 58' E, 132.11 feet to a brass bolt in brick paving; thence, S 53° 02' W, 62.83 feet to the point of beginning, containing 100,987 square feet, or 2.32 acres, more or less.

Together with the following easement:

The perpetual, non-exclusive right of ingress and egress thereto and therefrom by means of that certain easement, depicted by the cross-hatched area on the survey attached hereto as Exhibit No. 1, extending from the southwestern boundary of the property to Vanderbilt Place.

Tract 2, together with that property over which said easement is granted being portions of that property conveyed to The Vanderbilt University by the following instruments: deed from H. N. McTyeire, Trustee, of record in Book 49, Page 506; by deed from Elizabeth B. Elliston, of record in Book 58, Page 625; by deed from Elizabeth B. Elliston, Elijah B. Elliston, and Lizinka Elliston, of record in Book 51, Page 591; by deed from Elizabeth B. Elliston and Lizinka Elliston, of record in Book 54, Page 329; by deed from Elijah B. Elliston and Leonora Elliston, Trustee, of record in Book 55, Page 156; and by deed from Robert Ewing, Clerk and Master, and N. Farrell, of record in Book 58, Page 624; all of said deeds being of record in the Register's Office for Davidson County, Tennessee.

And being the same real property conveyed by deed from The Vanderbilt University, of record in Book 4935, Page 75, being of record in the Register's Office for Davidson County, Tennessee.

Tract 3: Map/Parcel **104-040-237.00**:

A tract of land in the First Civil District, Metropolitan Nashville and Davidson County, Tennessee, being more particularly described as follows:

The beginning point of said tract is a brass bolt which bolt is N 17° 06' E, 334.08 feet from a concrete monument which concrete monument is N 6° 51' E, 272.32 feet from a point in the

south margin of Garland Avenue which point is N 82° 41' W, 784.5 feet from the southwest corner of the intersection of Garland Avenue and 21st Avenue South. From said beginning point N 6° 23' E, 76.16 feet to a brass bolt in concrete walk; thence, S 83° 37' E, 227.24 feet to a crossmark in concrete walk; thence, N 6° 23' E, 153.72 feet to a stake in grass plot; thence, N 83° 37' W, 94.41 feet to a crossmark in concrete walk; thence, N 6° 23' E, 88.98 feet to a crossmark in concrete walk; thence, S 83° 37' E, 284.66 feet to a stake in grass plot; thence, 6° 23' W, 291.99 feet to a concrete walk; thence N 83° 37' W, 190.25 feet to a point on concrete walk; thence S 6° 23' W, 27.67 feet to a crossmark in concrete walk; thence, N 83° 37' W, 227.24 feet to the point of beginning, containing 81,106 square feet or 1.86 acres, more or less.

Together with the following easement:

The perpetual, non-exclusive right of ingress and egress thereto and therefrom by means of that certain easement, depicted by that shaded area on the survey attached hereto as Exhibit No. 2, extending from the southern boundary of the property to Garland Avenue.

Tract 3 and that property over which said easement is granted being portions of that property conveyed to The Vanderbilt University by deed from H. N. McTyeire, Trustee, of record in Book 49, Page 506, Register's Office for Davidson County, and by deed from George Peabody College for Teachers, of record in Book 460, Page 39, Register's Office for said County.

Together with the following easement:

The perpetual, non-exclusive right of ingress and egress thereto and therefrom by means of that certain easement granted to the Nashville Gas Company of record in Book 3464, Page 227, Register's Office for Davidson County, Tennessee.

And being the same real property conveyed by deed from The Vanderbilt University, of record in Book 4935, Page 75, being of record in the Register's Office for Davidson County, Tennessee.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

To have and to hold, all and singular the premises, with the appurtenances, unto Vanderbilt, its heirs and assigns forever.

IN WITNESS WHEREOF, the Board has signed and sealed these presents the day and year first above written.

INDUSTRIAL DEVELOPMENT BOARD OF
METROPOLITAN NASHVILLE DAVIDSON COUNTY

Kathy Nicholson
Witness

By: Nicholas D Bailey
Title: Chairman

THE VANDERBILT UNIVERSITY

Ruth Ann Brown
Witness

By:
Title: Chancellor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On June 18, 2010, 2010, before me Lynn Watkins-Lane, personally appeared Nicholas Bailey, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal in Nashville, Tennessee.

Lynn Watkins-Lane
Notary Public
My Commission expires: Aug. 23, 2011

LYNN WATKINS-LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On March 16, 2010, before me, JoAnn Patterson personally appeared Nicholas S. Zeppos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal in Nashville, Tennessee.

JoAnn Patterson
Notary Public

My Commission expires: 7/8/2013

JOANN PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY