SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $910,000.00. Subscribed and sworn to before me, this the 12 day of December, 2011. Notary Public My Commission Expires: 3-3-14

BILL GARRETT, Davidson County
Trans:T20110081154 DEEDWARRSP
Recvd: 12/22/11 11:58 4 pgs
Fees:23.00 Taxes:3367.00
20111222-0100097

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Meharry Medical College 1005 Dr. D. B. Todd Blvd. Nashville, Tennessee 37208	092-03-309.00 092-03-310.00 092-03-311.00 092-03-408.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FISK UNIVERSITY** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **MEHARRY MEDICAL COLLEGE** (herein referred to as "Grantee"), its successors and assigns, forever, the following described tracts or parcels of land located in Davidson County, Tennessee, to-wit:

See Exhibit A

This is improved property known as 1810 Morena Street, 1809 Morena Street, 1808 Morena Street and 1806 Morena Street (a.k.a. 925 Dr. D. B. Todd Blvd), Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee and Grantee's successors and assigns forever. Grantor does hereby release and relinquish unto Grantee and Grantee's successors and assigns forever, all of its right, title and interest in and to said property, and does hereby covenant to and with Grantee and Grantee's successors and assigns, to defend the title to the property herein conveyed, subject to (i) all matters shown of record, and (ii) zoning ordinances and requirements affecting the Property, against all persons lawfully claiming the same by, through or under Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS this the 12th day of December, 2011.

GRANTOR:

FISK UNIVERSITY

By: _____
Dr. Hazel R. O'Leary
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Dr. Hazel R. O'Leary, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of Fisk University, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 12 day of December, 2011.

_____
NOTARY PUBLIC

My Commission Expires: My Commission Expires September 3, 2012

THELMA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

{00683534.1}

Exhibit A

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I (925 Dr. D.B. Todd, Jr. Blvd or 1806 Morena Street / Map/ Parcel 092-03-0-309.00)

A tract or parcel of land situated in the Third Ward of the City of Nashville, Davidson County, Tennessee, formerly the _ Civil District, being a part of Lot No. 11, in the Subdivision of the Lytle Tract as per Plan recorded in Book 21, Page 102, of the Register's Office for Davidson County, Tennessee.

The said part of said Lot No. 11 fronts 80 feet on the west side of 18th Avenue North, formerly Salem Street, and runs back between parallel lines with the north margin of Morena Street 200 feet to a point.

Being the same property conveyed to FISK UNIVERSITY, by deed from ELLEN E. STEVENS, A WIDOW, of record in Book 838, page 547, dated August 19, 1929, said Register's Office. Being furthered conveyed erroneously to MEHARRY MEDICAL COLLEGE by Quitclaim Deed of record in Book 9966, page 275 and corrected as Instrument No. 20011227-0142887, said Register's Office.

Tract II (1808 Morena Street / Map / Parcel 092-03-0-310.00 and 1810 Morena Street / Map / Parcel 092-03-0-311.00)

A tract or parcel of land lying in Nashville, Davidson County, Tennessee as follows to-wit:

Being a part of Lot 11 in the Subdivision of the Lytle Tract as per Plan in Book 21, page 102, of the Register's Office for Davidson County, Tennessee.

Beginning at a point in the north line of Morena Street 200 feet westward from the west line of Salem Street, now 18th Avenue running thence northwardly parallel with 18th Avenue 150 feet to an alley, thence westwardly along the south line of said alley, 50 feet, thence southwardly parallel with 18th Avenue to the north line of Morena Street thence eastwardly along the line of Morena Street 50 feet to the place of beginning.

A certain other tract or parcel of land, being a part of Lot 11, in the Subdivision of the Lytle Tract according to a plan recorded in the Register's Office of Davidson County, Tennessee in Book 21, page 102.

Beginning at a point, in the north line of Morena Street, 250 feet westwardly from the west line of 18th Avenue, running thence northwardly parallel with 18th Avenue 160 feet to an alley, thence westwardly along the south line of said alley, 50 feet, to an alley parallel with 18th Avenue, thence southwardly along the east line of an alley, to its intersection with Morena Street,

160 feet thence along the north line of Morena Street 50 feet eastwardly to the place of beginning.

Being the same property conveyed to FISK UNIVERSITY, by deed from HARRIETT F. KIMBRO, AN UNMARRIED PERSON, of record in Book 560, page 548, dated December 11, 1920, said Register's Office.

Tract III (1809 Morena Street / Map / Parcel 092-03-0-408.00)

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat of Fisk University, of record in Plat Book 7900, page 381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to FISK UNIVERSITY, by deed from H. C. PEARSON, SUBSTITUTE TRUSTEE, of record in Book 848, page 424, dated July 15, 1929, said Register's Office.