B0936

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,300,000.00.

Affiant

Subscribed and sworn to me on January 31, 2013.

NOTARY PUBLIC 5-20-14

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20130009150 DEEDWARR
Recvd: 02/01/13 14:19 8 pgs
Fees:43.00 Taxes:4810.00
20130201-0010917

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26030SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin McGinn Cynthia McGinn 6025 Jocelyn Hollow Road Nashville, TN 37205	SAME AS NEW OWNER	113-076.00 127-003.00 127-004.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vanderbilt University, a Tennessee not-for-profit, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kevin McGinn and wife, Cynthia McGinn, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR PROPERTY DESCRIPTION.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easements granted to Harpeth Valley Utilities District for water line of record in Book 5556, pages 590 and 604, in the Register's Office for Davidson County, Tennessee.
3. Easement and right of ingress and egress as set forth in the instruments of record in Book 2743, pages 111 and 119; Book 6334, page 875; Book 8149, pages 566 and 571; Instrument #20120626-0056097; #20120626-0056098; #20121005-0091439 and #20121005-0091440 in said Register's Office.
4. Ingress/egress for power and telephone lines set forth in Deed of record in Book 2640, page 176, in said Register's Office.

This property is also known as improved property located at 7550, 7508, 7534 Buffalo Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands on January 31, 2013.

Vanderbilt University, a Tennessee
Not-for-profit corporation

BY: _____
Jerry G. Fife, Vice Chancellor for Administration

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jerry G. Fife, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Vice Chancellor for Administration of Vanderbilt University, a, the within named bargainor, and that he as such Tennessee not-for-profit corporation executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice Chancellor for Administration.

Witness my hand, at office, on January 31, 2013.

Debra L. Sklenka

Notary Public

My Commission Expires:

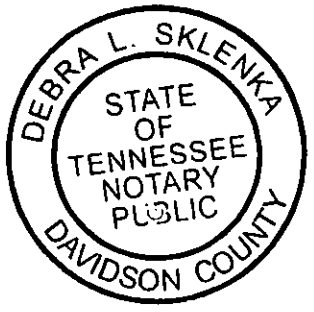


EXHIBIT A

PARCEL 1

Three tracts of land in the 9th, formerly the 14th, Civil District of said County, described according to a survey made by Blanchard and Parrish, Engineers, August 24, 1940, as follows:

TRACT I: Beginning at an iron stake in the eastern boundary line of a tract of land conveyed to Edward E. Schiel by deed from Mr. Crouch, being also DeMoss' southwest corner; and running thence north 89° east, with DeMoss' southern boundary line, 1247 feet to an iron stake, locust and sassafras pointers; thence south 0°20' west 1303 feet to an iron stake in a rock pile, dead chestnut pointer, being Albert Ewing's northern boundary line; thence south 89° west, with his north boundary line, 1300 feet to an iron stake in the eastern boundary line of said tract of land conveyed to Edward E. Schiel by Crouch; and thence north 2°40' east, with said eastern boundary line, 1305 feet to the beginning, containing 38.1 acres more or less. Being the same property conveyed to Edward E. Schiel by deed from Irving Hutton and wife, of record in book 1157, page 354, Register's Office for said County.

TRACT II: Beginning in the center of Buffalo Creek Road; thence south 15°10' west 133.6 feet to an iron stake on hillside; thence south 2°15' west 1001.9 feet to an iron stake on hillside; thence north 78°15' west 423.5 feet to the easterly margin of Buffalo Creek Road; thence with the easterly margin of said Road, north 20°30' east 99.3 feet; thence north 73°15' west 1116.6 feet to an iron stake; thence north 21°20' west 1395.9 feet; to an iron stake and beech pointer; thence south 87°20' east 800 feet; thence north 2°40' east 326.5 feet; thence north 87°20' west 649.3 feet; thence 2°40' east 555 feet; thence south 87° 20' east 621.4 feet; thence north 2°40' east 1599.7 feet; thence south 87°20' east 703.1 feet; thence south 2°40' west 833. 8 feet; thence north 87°20' west 176.5 feet; thence south 26°15' east 101.2 feet; thence south 10°37' east 163.2 feet; thence south 2°37' east 198.3 feet; thence south 4°21' east 265.8 feet; thence south 14°08' east 162.6 feet; thence south 24°41' east 172 feet; thence south 5°52' east 101.2 feet; thence south 13°04' west 129.5 feet; thence south 30°46' west 126.7 feet; thence south 15°02' west 81.6 feet; thence south 37°03' east 161.9 feet; thence south 41°41' east 350.8 feet; thence south 63°42' west 50.1 feet; thence south 41°27' east 163.2 feet; thence south 33°59' east 204.7 feet to the beginning containing 102.1 acres, more or less. Being the same property conveyed to Edward E. Schiel by deed from Paul W. Schiel and wife, of record in book 1132, page 116, Register's Office for said County.

TRACT III: Beginning at an iron stake and rock pile on a ridge, the northeast corner of a tract of land conveyed to Paul W. Schiel and wife by deed from Azro Williams and wife, of record in book 1036, page 212, Register's Office for said County; thence north 87°20' west, with the northern boundary line of said Paul W. Schiel's tract of land, 87°20' west, with the northern boundary line of said Paul W. Schiel's tract of land 228.9 feet to a point in the eastern boundary line of a tract of land conveyed to Edward E. Schiel by deed from Paul W. Schiel and wife, of record in book 1132, page 116, said Register's Office, thence north 2°40' east, with said Edward E. Schiel's eastern boundary line, 833.8 feet to the northeast corner of said

Edward E. Schiel's tract of land; thence north 87°20' west, with said Edward E. Schiel's northern boundary line, 703.1 feet to the northwest corner of Edward E. Schiel's tract of land; thence with the boundary line of said Edward E. Schiel's tract of land, south 2°40' west 1599.7 feet to a point; thence north 87°20' west 621.4 feet to a point, south 2°40' west 555 feet to a point, south 87° 30' east 649.3 feet to a point, south 2°40' west 326.5 feet to a point, and north 87°20' west 800 feet to an iron stake and beech pointer, Edward E. Schiel's corner; thence continuing in the same direction, 1015 feet to an iron stake on a ridge; thence north 2°40' east 5503.4 feet to an iron stake and rock pile; red oak pointer; thence 87°20' east 2721.1 feet to an iron stake on a ridge, chestnut pointer; thence south 2°40' west 3862.2 feet to the beginning, containing 287.4 acres, more or less.

Included within the tracts comprising Parcel 1, but expressly excluded therefrom are the tracts of real property, comprising parcels 2, 3 and 4 as described hereinafter.

Included in the above description but specifically excluded therefrom is that portion of said property conveyed to R. A. Anglin and wife, Annie M. Anglin by deed of record in Book 3104, Page 421, said Register's Office.

Also inclused in the above description but specifically exculded therefrom is that portion of said property of record in Book 5651, page 878, Register's Office for Davidson County, Tennessee.

PARCEL 2

TRACT I: Land in the 9th Civil District of Davidson County, Tennessee, beginning in a fence, which is north 23 degrees 29 minutes west 957 feet from the south west corner of a 101.3 acre tract recorded in Book 1850, Page 148, Register's Office for said County;
Thence with west line of 101.3 acre tract and a fence north 21 degrees 34 minutes west 245 feet;
Thence with another fence north 79 degrees 13 minutes east 276.8 feet;
Continuing with a fence south 73 degrees 21 minutes east 236.8 feet;
Continuing with a fence south 76 degrees 58 minutes east 304.3 feet;
Thence leaving said fence south 74 degrees 41 minutes east 370.1 feet;
Thence north 69 degrees 32 minutes east 50 feet;
Thence with a gulley as follows:
North 50 degrees 32 minutes east 36 feet, North 86 degrees 59 minutes east 87 feet, South 67 degrees 51 minutes east 30 feet, North 83 degrees 32 minutes east 62 feet, North 57 degrees 32 minutes east 40 feet, North 46 degrees 11 minutes east 95 feet, North 55 degrees 53 minutes east 170.8 feet, to a tree on the creek bank;
Thence south 27 degrees 46 minutes east 81.5 feet;
Thence with a fence south 41 degrees 21 minutes east 163.2 feet;
Continuing with a fence south 34 degrees 55 minutes east 281.7 feet, to the center of Buffalo Creek road;
Thence with the center of Buffalo Creek road as follows:
Southerly with a curve of radius 1229.2 feet a length of 199.3 feet another curve to the left radius 693.7 feet a length of 300 feet;
Thence south 15 degrees 13 minutes east 35.6 feet to the south east corner of the herein described tract, being also the north east corner of Leon Travis 20.15 acre tract;
Thence with the south line of the herein described tract and Leon Travis north line north 67 degrees 52 minutes west 1713 feet to the beginning containing 20.15 acres.

TRACT II: And an easement and right of ingress and egress over a road 40 feet wide in the 9th Civil District of Davidson County, Tennessee described as follows:

Beginning on the north line of Leon Travis 20.15 acre tract and Hilliard Travis south line, which point is north 67 degrees 52 minutes west 192.4 feet from Leon Travis northeast corner and Hilliard Travis south east corner; thence with the center of the road as follows:
North 19 degrees 21 minutes east 195 feet, curve to left radius 507.54 feet a length of 250.08 north 8 degrees 55 minutes west 202.9 feet, curve to the right radious 27.7 feet a length of 72.2 south 39 degrees 44 minutes east 374 feet to the west edge of a bridge abutment;
Thence south 39 degrees 56 minutes east 106.5 feet to the center of Buffalo creek road which point is 30 feet south of Hilliard Travis north east corner.

Included in the description to Tract I is part of an ingress and egress road to Parcel No. 1 north of Tract I as follows:

Beginning in the center of Buffalo Creek road 30 feet southerly from Hilliard Travis north east corner;

Thence north 39 degrees 56 minutes west 106.5 feet to west edge of the west abutment of a bridge;

Thence north 39 degrees 44 minutes west 374 feet;

Thence northerly 85 feet more or less to a point in the north line of Tract A which is south 55 degrees 53 minutes west 28 feet from a corner tree on a creek bank.
Part of same property Book 1850, Page 148, and Book 2640, Page 176.

Included in the description to the Hilliard Travis 20.15 acre tract described above is part of a road described above, north of said 20.15 acre tract.

PARCEL 3

A tract of land in the 9th Civil District of Davidson County, Tennessee.

Beginning at the southeast corner of the herein described tract, which beginning point is North 73 degrees, 15 minutes west 662.6 feet and north 1 degree, 18 minutes 936.4 feet from the southwest corner of 101.3 acre tract on the map of the lands conveyed to Edward E. Schiel, said map made by Blanchard & Parrish, Engineers, August, 1940; thence North 1 degree, 18 minutes west 265.9 feet to the northeast corner of the herein described tract; thence south 68 degrees, 01 minute west 99.6 feet to the northwest corner of the herein described tract; thence south 1 degree, 26 minutes east 224.9 feet to the southwest corner of the herein described tract; thence 5 feet south of a fence North 89 degrees, 13 minutes east 92 feet to the beginning, containing 0.52 acre.

Description of ingress and egress road to the above tract 20 feet wide.

Beginning in the center of the above referred to road which spike is south 1 degree, 18 minutes east 42.4 feet from the northeast corner of above 0.52 acre tract. Thence with the center of said road as follows: North 81 degrees, 37 minutes, east 50 feet; south 84 degrees, 1 minute, east 50 feet; south 81 degrees, 44 minutes, east 50 feet; North 82 degrees, 56 minutes, east 25.3 feet; North 64 degrees, 51 feet, east 25.3 feet; North 38 degrees, 34 minutes, east 50 feet; North 30 degrees, 56 minutes, East 50 feet; North 37 degrees, 33 minutes, East 50 feet; North 50 degrees, 32 minutes, east 50 feet; North 70 degrees, 41 minutes, east 29.3 feet; South 46 degrees, 43 minutes, 29.3 feet; south 39 degrees, 56 minutes, East, passing a power line at 169.2 feet, west edge of a bridge at 286 feet, east edge of bridge at 359 feet in all 390.5 feet to the center of Buffalo Creek Road.

Ingress and egress for power and telephone lines.10 feet wide.

Beginning on the west line of the above described 0.52 acre tract, beginning point being North 1 degree, 26 minutes, West 119.5 feet from the southwest corner of 0.52 acre tract; thence with the center of the power line north 79 degrees, 57 minutes, east 271 feet to a power pole; thence south 47 degrees, 19 minutes, east 360 feet to a power pole; another power line to the left is North 4 degrees, 25 minutes, east; thence southwesterly 935 feet, more or less.

PARCEL 4

TRACT I: Land in the 9th Civil District of Davidson County, Tennessee, beginning at the southwest corner of the 101.3 acre tract recorded in Book 1850, Page 148, Register's Office for said County, thence with M. C. Bratton north line and a fence, south 73 degrees 15 minutes east 834 feet, continuing with a fence south 74 degrees 29 minutes east 250.2 feet to the center of Buffalo Creek Road;

Thence with a curve of radius 1247.65 feet, northerly 199.3 feet;

Continuing with said road north 15 degrees 13 minutes east 363.7 feet;

Thence North 67 degrees 52 minutes west 1713 feet;

Thence with west line of 101.3 acre tract and a fence south 23 degrees 39 minutes east 957 feet to the beginning containing 20.15 acres and being part of the property conveyed to Hilliard Travis, et al., recorded in Book 1850, Page 148, Register's Office for said County.

TRACT II: And an easement and right of ingress and egress over a road 40 feet wide in the 9th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the north line of Leon Travis 20.15 acre tract and Hilliard Travis 20.15 acre tract which point is north 67 degrees 52 minutes west 192.4 from Leon Travis north east corner and Hilliard Travis south east corner;

Thence with the road as follows north 19 degrees 21 minutes east 295 feet;

Thence with a curve to the left of radius 507.54 feet a length of 250.15 feet;

Thence north 8 degrees 55 minutes west 202.9 feet;

Thence with a curve to the right of radius 27.7 feet a length of 72.2 feet;

Thence south 39 degrees 44 minutes east 374 feet to the west edge of a bridge abutment;

Thence south 39 degrees 56 minutes east 106.5 feet to the center of Buffalo Creek Road which point is 30 feet south of Hilliard Travis northeast corner.

TRACT III: And an easement in an ingress and egress road to Parcel No. 1 north of Parcel No. 2 (Tract I) described as follows:

Beginning in the center of Buffalo Creek Road, 30 feet southerly from Hilliard Travis corner;

Thence north 39 degrees 56 minutes west 106.5 feet to the west abutment of a bridge;

Thence north 39 degrees 44 minutes west 374 feet;

Thence northerly 85 feet more or less to a point in north line of Parcel No. 2 (Tract A) which is south 55 degrees 53 minutes west 28 feet from a corner tree on creek bank.

Being the same property conveyed to Vanderbilt University, a Tennessee not-for-profit corporation, by Deeds from Nancy D. Travis recorded as Instrument No. 20120626-0056097; frin Paul J. Moran and Michael George DeBerry, Co-Trustees of the Marital Trust under Will of Hillliard Travis of record as Instrument No. 20120626-0056098; and from Barbara Kimmons, Executrix of the Estate of Jeanette M. Travis, of record as Instrument No. 20121005-0091439 and Instrument No. 20121005-0091440 in the Register's Office for Davidson County, Tennessee.