This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

BILL GARRETT, Davidson County
Trans:T20150001699 DEEDWARRSP
Recvd: 01/08/15 10:13 3 pgs
Fees:18.00 Taxes:7030.00
20150108-0002008

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Vanderbilt University Office of the General Counsel Attn: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	SAME	104-08-0-287.00

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 all of which are hereby acknowledged, **OASIS CENTER, INC.**, a Tennessee non-profit corporation (the "**Grantor**") has bargained and sold, and by these presents does transfer and convey to **VANDERBILT UNIVERSITY** (the "**Grantee**"), Grantee's representatives, successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Seventeenth Avenue South, south of Horton Avenue, being a part of Lot No. 46 as shown on the O.B. Hayes Plan of record in Book 21, Page 87, R.O.D.C. and being more particularly described as follows (the "**Property**"):

BEGINNING at the point of intersection of the southerly right-of-way line of a 15-foot wide alley and the westerly right-of-way line of Seventeenth Avenue South, said point of intersection being S 05 deg. 29' 45" W, 329.95 feet from the southerly right-of-way line of Horton Avenue;

THENCE, with said westerly right-of-way line, S 05 deg. 29' 45" W, 164.79 feet to a point;

THENCE, leaving said right-of-way line with the northerly line of property conveyed to Thomas H. Newby, et ux by deed of record in Book 7996, Page 145, R.O.D.C., N 85 deg. 36' 45" W, 158.20 feet to a point in the easterly right-of-way line of a 15-foot wide alley;

THENCE, with said right-of-way line, N 05 deg. 29' 45" E, 164.79 feet to the point of intersection with the southerly right-of-way line of a 15-foot wide alley;

THENCE, with said right-of-way line, S 85 deg. 36' 45" E, 158.20 feet to the point of beginning.

Containing 26,065 square feet or 0.60 acre, more or less.

This description was prepared from a survey prepared by Barge, Waggoner, Sumner and Cannon, Inc., License No. 785, June 9, 1994.

Being the same property conveyed to Oasis Center, Inc. by Warranty Deed from T. P. Tacogue, of record in Book 9455, page 105, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) all matters of record in Plat Book 21, Page(s) 87 and Plat Book 9700, Page 732, Register's Office of Davidson County, Tennessee; and (2) Grant of Anchor Easement of record in Book 10953, Page 842, Register's Office of Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

This is improved property known as 1415 17th Avenue South, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 31st day of December, 2014.

GRANTOR:

Thomas T. Ward, President/CEO of Oasis Center, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **THOMAS T. WARD** with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence) and who acknowledged that he executed the Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the President/CEO of Oasis Center, Inc., the within named Grantor, a Tennessee non-

profit corporation, and is authorized to execute this Special Warranty Deed on behalf of Oasis Center, Inc.

WITNESS my hand, at office, this 31st day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 1/9/16

RENEE MINCHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,900,000.

Affiant

Sworn and subscribed before me this 5th day of Jan., 2015.

NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires AUG. 18, 2016