

## GREGORY M. STEIN

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### Curriculum Vitae

#### Education

- J.D. 1986, Columbia University, New York, New York  
*Columbia Law Review* (Senior Editor, Editor); Harlan Fiske Stone Scholar; Columbia Advocates for the Arts; Community Development Clinic; Moot Court
- A.B. 1983, Harvard University, Cambridge, Massachusetts, Cum Laude in Biochemical Sciences  
National Merit Scholar; Newsday Alicia Patterson Memorial Scholar; Harvard College Scholar; Harvard-Radcliffe Undergraduate Council; Institute of Politics of the John F. Kennedy School of Government

#### Experience

- University of Tennessee College of Law, Knoxville, Tennessee  
Woolf, McClane, Bright, Allen & Carpenter Distinguished Professor of Law Emeritus (2022–present)  
Woolf, McClane, Bright, Allen & Carpenter Distinguished Professor of Law (2003–22)  
Associate Dean for Faculty Development (2009–16)  
Professor of Law (2000-03)  
Associate Professor of Law (1990–2000; awarded tenure in 1996)
- Shanghai Jiaotong University Law School, Shanghai, People's Republic of China  
Fulbright Senior Specialist (2005)  
Fulbright Professor of Law (2003)
- Paul, Weiss, Rifkind, Wharton & Garrison, New York, New York  
Attorney (Associate, Real Estate Department) (1986–1990)  
Summer Associate (General Practice) (1986 and 1985)
- Columbia Law School, New York, New York  
Research Assistant (Constitutional Law), Dean Benno C. Schmidt, Jr. (1984–85)
- Brumbaugh, Graves, Donohue & Raymond (now Baker and Botts), New York, New York  
Summer Associate (Patent, Trademark, and Copyright Law) (1984)

#### Bar Admission

New York

## Honors, Awards, and Research Grants

Marilyn V. Yarbrough Faculty Award for Writing Excellence, 2021, 2012, and 2008  
Articles selected by the Southeastern Association of Law Schools to be presented at its Annual Meeting in response to its Call for Papers (2019, 2002, 1999)  
Carden Award for Outstanding Achievement in Scholarship, 2019 and 2001  
UTK Faculty Senate, Faculty Honoree of the Game, Tennessee v. Vanderbilt Basketball, 2019  
Thomas and Kathleen Elam Faculty Support Award, 2019 and 2017  
Article selected by publishers of *Land Use and Environment Law Review* (Thomson Reuters) as one of the four best land use articles published in 2017–18  
Named a Fellow of the American Bar Foundation, 2018–present  
Fulbright Specialists Roster, 2005–06; 2010–14  
Winick Legal Research Award, 2012, 2011, and 1991  
Excellence in Writing Award, Best Overall Article to appear in PROBATE AND PROPERTY, 2007  
W. Allen Separk Faculty Scholarship Award, 2006  
Fulbright Senior Specialist Award, Shanghai Jiaotong University Law School, Shanghai, People’s Republic of China, 2005  
Named the first holder of the Woolf, McClane, Bright, Allen & Carpenter Distinguished Professorship in Law, 2003–present  
Fulbright Scholar, Shanghai Jiaotong University Law School, Shanghai, People’s Republic of China, 2003  
Provost’s Award for Excellence in Teaching, 2003  
Article selected by publishers of *Land Use & Environment Law Review* (Thomson West) as one of thirty best articles on land use and environmental law published in 2002  
Harold C. Warner Outstanding Teacher Award, 2001 and 1992  
Lewis, King, Krieg & Waldrop Faculty Research Grant, 1995  
Professional Development Awards, University of Tennessee–Knoxville, 1995 and 1992  
University of Tennessee College of Law Summer Research Grants, thirty-two times through 2022

## Publications

### Books:

Stein, Gregory M., Morton P. Fisher Jr., & Michael D. Goodwin, [A PRACTICAL GUIDE TO COMMERCIAL REAL ESTATE TRANSACTIONS: FROM CONTRACT TO CLOSING](#) (American Bar Association, 3d edition 2016)  
—Selected as “Book of the Month” by the eRPTE Report, September 2017  
Stein, Gregory M., [MODERN CHINESE REAL ESTATE LAW: PROPERTY DEVELOPMENT IN AN EVOLVING LEGAL SYSTEM](#) (Routledge/Ashgate Publishing 2012; e-book 2016)  
Stein, Gregory M., Morton P. Fisher, Jr., & Marjorie P. Fisher, [A PRACTICAL GUIDE TO COMMERCIAL REAL ESTATE TRANSACTIONS: FROM CONTRACT TO CLOSING](#) (American Bar Association, 2d edition 2008)  
Stein, Gregory M., Morton P. Fisher, Jr., & Gail M. Stern, [A PRACTICAL GUIDE TO COMMERCIAL REAL ESTATE TRANSACTIONS: FROM CONTRACT TO CLOSING](#) (American Bar Association 2001)

**Publications (continued)**

Articles:

- Stein, Gregory M., [\*Environmental Justice and the Tragedy of the Commons\*](#), 13 CALIFORNIA LAW REVIEW ONLINE 10 (2022)
- Stein, Gregory M., [\*The Impact of Autonomous Vehicles on Urban Land Use Patterns\*](#), 48 FLORIDA STATE UNIVERSITY LAW REVIEW 193 (2021)
- Stein, Gregory M., [\*Swallowing Its Own Tail: The Circular Grammar of Background Principles under Lucas\*](#), 71 FLORIDA LAW REVIEW FORUM 246 (2021)
- Stein, Gregory M., [\*Inequality in the Sharing Economy\*](#), 85 BROOKLYN LAW REVIEW 787 (2020)  
—Selected by Korea University Law School for presentation at its 2019 conference on “[Can the Sharing Economy Help Reduce Economic Inequality?](#)”  
—Selected by the Southeastern Association of Law Schools to be presented at its 2019 Annual Meeting in response to its Call for Papers
- Stein, Gregory M., [\*Externalities Are Not Illusory\*](#), 21 TRANSACTIONS: THE TENNESSEE JOURNAL OF BUSINESS LAW 287 (2020)
- Stein, Gregory M., *Where Will the Next Generation of Real Estate Lawyers Come From?*, THE ACREL PAPERS—FALL 2019, at 236 (2019)
- Stein, Gregory M., [\*Professors of Real Estate Law: Different Types, Different Needs\*](#), 53 WAKE FOREST LAW REVIEW 961 (2018)
- Stein, Gregory M., [\*Reverse Exactions\*](#), 26 WILLIAM & MARY BILL OF RIGHTS JOURNAL 1 (2017)  
—Selected by publishers of *Land Use & Environment Law Review* (Thomson Reuters) as one of four best land use articles published in 2017–18  
—Reviewed in Sarah Schindler, [\*Equalizing Exactions\*](#), JOTWELL, Dec. 4, 2017
- Stein, Gregory M., [\*What Will China Do When Land Use Rights Begin to Expire?\*](#), 50 VANDERBILT JOURNAL OF TRANSNATIONAL LAW 625 (2017)
- Stein, Gregory M., [\*Chinese Real Estate Law and the Law and Development Theory: A Comparison of Law and Practice\*](#), 25 FLORIDA STATE JOURNAL OF TRANSNATIONAL LAW AND POLICY 1 (2016)
- Stein, Gregory M., [\*Will Ticket Scalpers Meet the Same Fate as Spinal Tap Drummers? The Sale and Resale of Concert and Sports Tickets\*](#), 42 PEPPERDINE L. REV. 1 (2014)
- Stein, Gregory M., David L. Callies, and Brian Rider, *Stealing Your Property or Paying You for Obeying the Law? Takings Exactions after Koontz v. St. Johns River Water Management District*,” THE ACREL PAPERS—SPRING 2014, at 283 (2014)
- Dessem, R. Lawrence and Gregory M. Stein, [\*The True Value of a Law Degree, or, Why Did Thurgood Marshall Go To Law School?\*](#), 65 HASTINGS L.J. VOIR DIRE 11 (2013)
- Stein, Gregory M., [\*Is China’s Housing Market Heading Toward A U.S.–Style Crash?\*](#), 29 ARIZONA JOURNAL OF INTERNATIONAL AND COMPARATIVE LAW 193 (2012)
- Stein, Gregory M., [\*The Modest Impact of Palazzolo v. Rhode Island\*](#), 36 VERMONT LAW REVIEW 675 (2012)
- Stein, Gregory M., [\*Private and Public Construction in Modern China\*](#), 12 SAN DIEGO INTERNATIONAL LAW JOURNAL 5 (2010)
- Stein, Gregory M., [\*Commercial Leasing in China: An Overview\*](#), 8 CORNELL REAL ESTATE REVIEW 26 (2010)
- Stein, Gregory M., [\*Negotiating the Mega-Rebuilding Deal at the World Trade Center: An Introduction\*](#), 10 TRANSACTIONS: THE TENNESSEE JOURNAL OF BUSINESS LAW 11 (2008)

**Publications (continued)**

Articles (continued)

- Stein, Gregory M., [\*Mortgage Law in China: Comparing Theory and Practice\*](#), 72 MISSOURI LAW REVIEW 1315 (2007)  
—Reprinted in full in 6 ICFAI UNIVERSITY JOURNAL OF BANKING LAW, No. 3, at p. 8 (Institute of Chartered Financial Analysts of India, Hyderabad, India 2008)
- Stein, Gregory M., [\*The Chinese Land Use Right: Is It Property?\*](#), 21 PROBATE AND PROPERTY, No. 5, at p. 22 (2007)  
—Selected as recipient of Excellence in Writing Award for Best Overall Article to appear in PROBATE AND PROPERTY in 2007
- Stein, Gregory M., [\*Doomed to Re-Repeat History: The Triangle Fire, The World Trade Center Attack, and the Importance of Strong Building Codes\*](#), 21 ST. JOHN'S JOURNAL OF LEGAL COMMENTARY 767 (2007)
- Stein, Gregory M., [\*Acquiring Land Use Rights in Today's China: A Snapshot From on the Ground\*](#), 24 UCLA PACIFIC BASIN LAW JOURNAL 1 (2006)
- Stein, Gregory M., [\*Nuance and Complexity in Regulatory Takings Law\*](#), 15 WILLIAM & MARY BILL OF RIGHTS JOURNAL 389 (2006)
- Stein, Gregory M., [\*Early Land Use Cases, Continued Uncertainty: The Religious Land Use and Institutionalized Persons Act\*](#), 19 PROBATE AND PROPERTY, No. 1, at p. 38 (2005)
- Stein, Gregory M., [\*Takings in the 21st Century: Reasonable Investment-Backed Expectations After Palazzolo and Tahoe-Sierra\*](#), 69 TENNESSEE LAW REVIEW 891 (2002)  
—Selected by publishers of *Land Use & Environment Law Review* (Thomson West) as one of thirty best articles on land use and environmental law published in 2002
- Stein, Gregory M., [\*When Can a Nonrecourse Lender Reach the Personal Assets of Its Borrower?\*](#), 17 PRACTICAL REAL ESTATE LAWYER, No. 2, at p. 33 (2001)
- Stein, Gregory M., [\*Who Gets the Takings Claim? Changes in Land Use Law, Pre-Enactment Owners, and Post-Enactment Buyers\*](#), 61 OHIO STATE LAW JOURNAL 89 (2000)  
—Selected by the Southeastern Association of Law Schools to be presented at its 1999 Annual Meeting in response to its Call for Papers
- Stein, Gregory M., [\*The Scope of the Borrower's Liability in a Nonrecourse Real Estate Loan\*](#), 55 WASHINGTON AND LEE LAW REVIEW 1207 (1998)
- Stein, Gregory M., [\*Pinpointing the Beginning and Ending of a Temporary Regulatory Taking\*](#), 70 WASHINGTON LAW REVIEW 953 (1995)  
—Reprinted in full in INVERSE CONDEMNATION AND RELATED GOVERNMENT LIABILITY 423 (American Law Institute–American Bar Association 1996)
- Stein, Gregory M., [\*Regulatory Takings and Ripeness in the Federal Courts\*](#), 48 VANDERBILT LAW REVIEW 1 (1995)  
—Excerpted in [\*A LAND USE ANTHOLOGY\*](#) 179 (Jon W. Bruce, ed., Anderson Publishing 1998)  
—Reprinted in full in INVERSE CONDEMNATION AND RELATED GOVERNMENT LIABILITY 79 (American Law Institute–American Bar Association 1995)
- Stein, Gregory M., *Hardhat Teaching*, THE LAW TEACHER, Fall 1995, p. 1  
—Excerpted in Gerald F. Hess and Steven Friedland, [\*TECHNIQUES FOR TEACHING LAW\*](#) 110 (Carolina Academic Press 1999)
- Stein, Gregory M., [\*Distinguishing Among Murders When Assessing the Proportionality of the Death Penalty\*](#), 85 COLUMBIA LAW REVIEW 1786 (1985)

**Publications (continued)**

Chapters:

- Stein, Gregory M., *Real Estate Issues in Cross-Border Transactions*, in MAKING THE PIECES FIT: AN ANALYSIS OF THE DAIMLER–CHRYSLER MERGER (Joan Heminway and Maurice Stucke eds., Carolina Academic Press, forthcoming 2021)
- Stein, Gregory M., *Property Law*, in 4 [BERKSHIRE ENCYCLOPEDIA OF CHINA](#) 1797 (Linsun Cheng et al. eds., Berkshire Publishing 2009)
- Stein, Gregory M., [The House That Ruth Built](#), in COURTING THE YANKEES: LEGAL ESSAYS ON THE BRONX BOMBERS 271 (Ettie Ward ed., Carolina Academic Press 2003)
- Stein, Gregory M., *The Effect of Palazzolo v. Rhode Island on the Role of Reasonable Investment-Backed Expectations*, in [TAKING SIDES ON TAKINGS ISSUES: PUBLIC AND PRIVATE PERSPECTIVES](#) 41 (Thomas E. Roberts ed., American Bar Association 2002)  
—Selected by the Southeastern Association of Law Schools to be presented at its 2002 Annual Meeting in response to its Call for Papers

Continuing Legal Education Materials:

- Stein, Gregory M., *Is There Any Recourse Against Nonrecourse Financing? The Scope of the Borrower's Liability in a Nonrecourse Real Estate Loan*, in ABA SECTION OF REAL PROPERTY, PROBATE AND TRUST LAW ANNUAL MEETING PROGRAM MATERIALS (American Bar Association 2000)
- Stein, Gregory M., *Nonrecourse Loans*, in 2 COMMERCIAL REAL ESTATE FINANCING: WHAT BORROWERS AND LENDERS NEED TO KNOW NOW 793 (Practising Law Institute 1999)

Reviews, Tributes, Other Short Pieces:

- Stein Gregory M., *Reforming Zoning for its Second Century*, JOTWELL (forthcoming 2022)
- Stein, Gregory M., [Did You Know that You're Paying Part of the Cost of my Car?](#), JOTWELL (March 10, 2021)
- Stein, Gregory M., [Uneasy Lies the Head that Owns Property](#), JOTWELL (May 26, 2020)
- Stein, Gregory M., [Should Owner Motivation Limit the Exercise of Property Rights?](#), JOTWELL (March 20, 2019)
- Multiple Authors, [A Tribute to Professor Jonathan Rohr](#), 70 HASTINGS LAW JOURNAL 455 (2019)
- Stein, Gregory M., [Are Prices Just?](#), JOTWELL (June 5, 2018)
- Stein, Gregory M., [The Sticks in the Chinese Property Rights Bundle](#), JOTWELL (June 15, 2017)
- Stein, Gregory M., [Do Progressive Property Scholars Really Want to Limit Nollan and Dolan to Administrative Exactions?](#), JOTWELL (May 17, 2016)

Newsletters:

- Stein, Gregory M., *A Review of ACREL's First All-Online Meeting*, ACREL NEWS & NOTES, November 2020, at p. 14
- Stein, Gregory M., [Regulatory Takings in the State Courts, A Typical Case Offers Valuable Guidance to Lawyers](#), ACREL NEWS & NOTES, August 2018, at p. 71
- Stein, Gregory M., *Five Miles in an Elevator*, 35 ACREL NEWS, No. 4, at p. 17 (American College of Real Estate Lawyers 2017)
- Stein, Gregory M., *Distinguishing Between Boundary by Acquiescence and Boundary by Agreement: A State Supreme Court Offers Useful Guidance*, ACREL NOTES, December 2016
- Stein, Gregory M., *The Uniform Partition of Inherited Property Act: A Report from the ACREL Observer to the Drafting Committee*, 27 ACREL NEWS, No. 4, at p. 22 (American College of Real Estate Lawyers 2009)

## Publications (continued)

### Op-Ed Columns:

- Stein, Gregory M., [\*Neverending Nightmare: Covering the Latest School Shooting? Here's a Model Story for Journalists\*](#), THE BALTIMORE SUN, March 4, 2018, p. A23
- Stein, Gregory M., [\*Note from the Dean: Send after U.S. News Rankings are Published\*](#), THE CHICAGO TRIBUNE, April 6, 2008, Section 2, p. 5
- Stein, Gregory M., *Laws Made to be Broken*, THE WASHINGTON POST, July 30, 1993, p. A21

### Committee Report:

- American Bar Association, Central and East European Law Initiative, *Analysis of Romania's Law Regarding the General Cadastre and Public Register of Fixed Properties* (author of section of committee report) (1992)

## Works in Progress

### Articles:

- Stein, Gregory M., *Does the Fee Simple Last Too Long?*
- Stein, Gregory M., *Expectations as the Cornerstone of Takings Law*

## Presentations

### International, National, and Regional Organizations:

- FDIC/Federal Reserve Bank of Atlanta Forum for the Tennessee Affordable Housing Coalition, Online, June 2021, "Heirs' Property: Impact of Clouded Title on Asset Preservation," Invited Panelist
- Austin (Texas) Bar Association, Real Estate Section, Online, March 2021, "The Impact of Autonomous Vehicles on Urban Land Use Patterns," Invited Speaker
- American College of Real Estate Lawyers, Land Use and Environmental Committee, Annual Meeting, Online, October 2020, "The Impact of Autonomous Vehicles on Urban Land Use Patterns," Invited Speaker
- Korea University Law School, Conference on "Can the Sharing Economy Help Reduce Economic Inequality?," Seoul, South Korea, December 2019, "Inequality in the Sharing Economy," Invited Panelist
- American College of Real Estate Lawyers, Annual Meeting, Montreal, Quebec, Canada, October 2019, "Where Will they Come From? Challenges and Opportunities in Training Tomorrow's Real Estate Attorneys"
- Invited Panelist, Plenary Session
- Facilitator, Two Breakout Sessions
- University of Tennessee College of Law, Business Transactions – Connecting the Threads III Conference, Knoxville, TN, September 2019, "Externalities Are Not Illusory," Invited Panelist/Commenter
- Southeastern Association of Law Schools, Annual Meeting, Boca Raton, FL, July 2019, "Inequality in the Sharing Economy," 2019 Call for Papers
- Association for Law, Property, and Society, Annual Meeting, Syracuse University College of Law, Syracuse, NY, May 2019, "The Impact of Autonomous Vehicles on the Urban Environment," Invited Panelist
- American College of Real Estate Lawyers, Law Professors' Committee, Mid-Year Meeting, La Quinta, CA, March 2019, "Adult Learners in the Law School Classroom," Invited Speaker

**Presentations (continued)**

International, National, and Regional Organizations (continued)

- American Bar Association Section of Real Property, Trust and Estate Law, Legal Education Committee, Professors' Corner Webinar, July 2018, "Development, Permitting, and Exactions," Invited Panelist
- Association for Law, Property, and Society, Annual Meeting, Maastricht University, Maastricht, The Netherlands, June 2018
  - "Will the Sharing Economy Increase Inequality?," Invited Panelist
  - "Private and Compulsory Takings of Land: Singapore and International Perspectives," Moderator
- American College of Real Estate Lawyers, Land Use and Environmental Committee, Mid-Year Meeting, Orlando, FL, March 2018, "Recent Developments in Regulatory Takings Law," Invited Speaker
- Association for Law, Property, and Society, Annual Meeting, University of Michigan, Ann Arbor, MI, May 2017, "Reverse Exactions," Invited Panelist
- Texas A&M University School of Law Real Property Law Roundtable, Fort Worth, TX, February 2017, "Reverse Exactions," Invited Panelist
- Association of American Law Schools, Annual Meeting, San Francisco, CA, January 2017, "Keeping the 'Real' World in Real Estate Transactions: New Ideas, Best Practices, and Partnership Opportunities to Strengthen Teaching and Scholarship," Invited Panelist
- American College of Real Estate Lawyers, Land Use and Environmental Committee, Annual Meeting, New York, NY, October 2016, "Recent Cases in Land Use Law," Invited Panelist
- Southeastern Association of Law Schools, Annual Meeting, Amelia Island, FL, August 2016
  - "Discussion Group: Writing and Publishing a Book," Invited Discussant
  - "Discussion Group: God Created the World Out of Nothing in Six Days; I'm Only the Academic Dean," Invited Discussant
  - "Discussion Group: Works-in-Progress Series," Commentator on Paper by Professor Missy Lonegrass of LSU Law School, Invited Commentator
  - "Prospective Law Teachers Workshop: Mock Job Talks," Invited Commentator
- Association for Law, Property, and Society, Annual Meeting, Queen's University, Belfast, Northern Ireland, May 2016, "The Expiration of Chinese Land Use Rights," Invited Panelist
- American College of Real Estate Lawyers, Land Use and Environmental Committee, Mid-Year Meeting, San Diego, CA, March 2016, "Land Use Issues in Chinese Real Estate Law," Invited Panelist
- Association for Law, Property, and Society, Annual Meeting, University of Georgia School of Law, Athens, GA, May 2015, "Harmonizing Chinese Real Estate Law with the Theory of Law and Development," Invited Panelist
- American College of Real Estate Lawyers, Land Use and Environmental Committee, Mid-Year Meeting, Scottsdale, AZ, March 2015, "What's Trending? Marijuana, Airbnb, and Drones," Invited Panelist
- Southeastern Association of Law Schools, Annual Meeting, Amelia Island, FL, August 2014
  - "Discussion Group: Student Evaluation Through Essay Questions: Good Practice and New Ideas," Invited Discussant
  - "Discussion Group: Faculty Development Deans: Defining Our Roles," Invited Discussant
- Law and Society Association, 50th Annual Meeting, Minneapolis, MN, May 2014, "Chinese and Foreign Real Estate Investment: History, Ritual, Contemporary Boom and Nebulous Law," Invited Panelist

**Presentations (continued)**

International, National, and Regional Organizations (continued)

- American College of Real Estate Lawyers, Mid-Year Meeting, Kauai, HI, March 2014, “Stealing Your Property or Paying You for Obeying the Law? Takings Exactions after *Koontz v. St. Johns River Water Management District*,” Invited Panelist, Plenary Session
- Southeastern Association of Law Schools, Annual Meeting, Palm Beach, FL, August 2013, “The Evolving World of Chinese Real Estate Law,” Panelist and Panel Organizer
- Shanghai University Law School, Shanghai, China, May 2013, “Takings Law in the United States,” Invited Speaker
- Peking University Law School, Beijing, China, May 2013, “American Eminent Domain Law,” Guest Lecturer in Course on “Legal Issues in Real Estate Development”
- Southeastern Association of Law Schools, Annual Meeting, Amelia Island, FL, July 2012, “Changing Our Approaches to Teaching to Enhance Feedback and Assessment,” Panelist and Panel Organizer
- American College of Real Estate Lawyers, Mid-Year Meeting, Las Vegas, NV, March 2012, “I Fought the Law and the Law Won: Opportunities for Applying Your Skills Outside the Practice,” Facilitator
- Georgetown Environmental Law and Policy Institute, Fourteenth Annual Conference on Litigating Takings Challenges to Land Use and Environmental Regulations, Georgetown University Law Center, Washington, DC, November 2011, “*Penn Central* Issues: *Palazzolo* and Reasonable Investment-Backed Expectations,” Invited Speaker
- University of Florida College of Law, Gainesville, FL, October 2011, “*Palazzolo* Ten Years Later,” Invited Speaker
- Southeastern Association of Law Schools, Annual Meeting, Hilton Head Island, SC, July 2011  
—“Workshop on Curricular Development: Expanding the First Year Curriculum: Making Course Choices in the First Year,” Invited Panelist  
—“Discussion Group: Property and the New Federalism,” Invited Discussant
- Southeastern Association of Law Schools, Annual Meeting, Palm Beach, FL, August 2010, “Workshop on Innovative Teaching and Learning Strategies for First-Year Courses,” Invited Panelist
- Renmin University of China Law School, Dedication of International Comparative Law Program, Beijing, China, June 2010, “Real Estate Finance Law: Comparing Chinese and American Approaches,” Invited Panelist and Commentator
- Peking University Law School, Beijing, China, June 2010, “Pre-Sales in United States Residential Real Estate Transactions,” Guest Lecturer in Course on “Legal Issues in Real Estate Finance and Transactions”
- Association for Law, Property, and Society, Annual Meeting, Georgetown University Law Center, Washington, DC, March 2010, “Chinese Real Estate Law: The Divergence Between Published Statutes and Actual Practice,” Invited Panelist
- Southeastern Association of Law Schools, Annual Meeting, Palm Beach, FL, August 2009, “Workshop on Real Estate Planning: Innovative Teaching and Research Strategies for Land Use and Development Law,” Invited Panelist
- American College of Real Estate Lawyers, Mid-Year Meeting, San Antonio, TX, March 2008, “We’re Not on Blackacre Anymore: Today’s Law School Curriculum and Law Teachers,” Invited Panelist
- Association of American Law Schools, Annual Meeting, New York, NY, January 2008, “Negotiating the Mega-Rebuilding Deal at the World Trade Center: Teaching Teachers to Teach Students,” Section Chair, Program Chair, Moderator; Organized Field Trip to Site



**Presentations (continued)**

International, National, and Regional Organizations (continued)

- Asian Real Estate Society, Annual Meeting, Macau, China, July 2007, “Informal Mortgage Law in the People’s Republic of China,” Invited Panelist
- University of Missouri Law School, Conference Honoring Professor Dale Whitman, Columbia, MO, April 2007, “Mortgage Law in China: Comparing Theory and Practice,” Invited Speaker
- Southeastern Association of Law Schools, Annual Meeting, Palm Beach, FL, July 2006, “Chinese Real Estate Law: Issues and Remedies in the 21st Century,” Invited Panelist
- American Bar Association, Real Property, Probate & Trust Law Section, Annual Meeting, San Diego, CA, May 2006, “Recent Developments in Real Estate Law,” Invited Speaker
- The CID Group, Shanghai, China, June 2005, “The American Real Estate Market,” Invited Speaker
- East China University of Politics and Law, Shanghai, China, June 2005, “Real Estate Securitization in the United States,” Invited Speaker
- American Bar Association, Real Property, Probate & Trust Law Section, Annual Meeting, Washington, DC, April 2005, “Recent Developments in Real Estate Law,” Invited Speaker
- William and Mary Bill of Rights Institute, Conference on Property Rights Honoring Harvard Law School Professor Frank Michelman, William and Mary Law School, Williamsburg, VA, November 2004, “Nuance and Complexity in Regulatory Takings Law,” Invited Speaker
- American Bar Association, Real Property, Probate & Trust Law Section, Annual Meeting, Seattle, WA, May 2004, “Recent Developments in Real Estate Law,” Invited Speaker
- Nankai University, Tianjin, China, The United States and China into the 21st Century: A Symposium on History, Culture and International Relations, April 2003
- “Building Yankee Stadium: The Intersection of American Law, History, Culture, and Baseball,” Invited Speaker
  - Commentator on two papers, one addressing globalization and constitutional law and the other addressing American private property rights
- Georgetown Environmental Law and Policy Institute, Fifth Annual Conference on Litigating Regulatory Takings Claims, University of California at Berkeley School of Law, Berkeley, CA, October 2002, “Investment Expectations After *Tahoe* and *Palazzolo*,” Invited Speaker
- Southeastern Association of Law Schools, Annual Meeting, Kiawah Island, SC, July 2002, “Takings Law and Expectations: The Supreme Court Restores *Penn Central*,” 2002 Call for Papers
- American Bar Association, Annual Meeting, New York, NY, July 2000, “Is There Any Recourse Against Nonrecourse Financing? The Scope of the Borrower’s Liability in a Nonrecourse Real Estate Loan,” Invited Speaker
- Southeastern Association of Law Schools, Annual Meeting, Hilton Head Island, SC, July 1999, “Who Gets the Takings Claim? Changes in Land Use Law, Pre-Enactment Owners, and Post-Enactment Buyers,” 1999 Call for Papers
- Practising Law Institute, Commercial Real Estate Financing: What Borrowers and Lenders Need to Know Now, Atlanta, GA, May 1999
- “Letters of Credit; Participations; Nonrecourse; UCC Collateral,” Panelist
  - “Trouble Ahead: Lender’s First Ten Steps Before Acceleration,” Panelist
- American Bar Association, Annual Meeting, New Orleans, LA, August 1994, “The MacCrate Report and the Real Estate Curriculum,” Panelist and Program Co-Chair

**Presentations (continued)**

Local Organizations:

- Knoxville Kiwanis Club, Knoxville, TN
  - January 2013, “Chinese Real Estate Law: Issues for the 21st Century,” Invited Speaker
  - January 2012, “Life in China (Part II),” Invited Speaker
  - January 2011, “Life in China (Part I),” Invited Speaker
- Temple Beth El Sisterhood, Knoxville, TN, May 2008, “Life in Shanghai,” Invited Speaker
- Knoxville Jewish Alliance, Institute for Jewish Learning, UT Faculty Lecture Series, Knoxville, TN, February 2008, “China: Life, Law, and Religion,” Invited Speaker
- Oak Ridge Institute for Continued Learning, Adult Education Series, Oak Ridge, TN, July 2006, “An Introduction to the Law of Eminent Domain,” Invited Speaker
- Sevier County Bar Association, Sevierville, TN, January 2006, February 2004, and October 1999, “Recent Developments in Commercial Real Estate Law,” Invited Speaker
- East Tennessee Community Design Center, Knoxville, TN, May 1995, “The FutureScape of Pittman Center: Local Environmental Management and the Law,” Invited Speaker

University of Tennessee Campus:

- University of Tennessee Office of Research and Engagement, December 2013, “The Fulbright Program,” Invited Speaker
- University of Tennessee Center for International Education, February 2011 and November 2003, “The Fulbright Program,” Invited Speaker
- University of Tennessee Faculty Women’s Club Interest Group, February 2009 (Part II) and February 2008 (Part I), “Modern China: An American Perspective,” Invited Speaker
- University of Tennessee Chancellor’s Associates, April 2006, “Chinese Real Estate Law,” Invited Speaker for group of business, professional, and community leaders
- University of Tennessee College of Architecture and Planning, September 1996 (twice), “Professional Practice: Lawyers and Architects,” Guest Lecturer
- University of Tennessee College of Business Administration, April 1995 and February 1994, “Litigation, Transactions, and Justice,” Guest Lecturer
- University of Tennessee College of Business Administration, March 1993, “Management and Economics in Emerging Democracies: Central and Eastern Europe,” Guest Lecturer

University of Tennessee College of Law:

- “Does the Fee Simple Last Too Long?,” July 2021
- “The Impact of Autonomous Vehicles on the Urban Environment,” May 2019
- “Will the Sharing Economy Increase Inequality?,” May 2018
- “Supreme Court Roundtable: *Murr v. Wisconsin*,” August 2017
- “Reverse Exactions,” November 2016
- “Government Conditions on Real Property Development: When Are They Constitutional and When Are They a Taking?,” Pre-Football Continuing Legal Education, September 2015
- “Supreme Court Roundtable: *Horne v. United States Department of Agriculture*,” August 2015
- “What Will China Do When Land Use Rights Begin to Expire?,” July 2015
- “Supreme Court Roundtable: *Koontz v. St. Johns River Water Management District*,” August 2013
- “Supreme Court Roundtable: *Stop the Beach Renourishment v. Florida Department of Environmental Protection*,” August 2010
- “Private and Public Construction in China,” February 2010
- “Ocean Grove versus Ocean Grove: Property, Community and the Where of a Same-Sex Civil Union Ceremony,” Commented on presentation at UT College of Law by Professor Marc Poirier of Seton Hall Law School, April 2009

### **Presentations (continued)**

University of Tennessee College of Law (continued)

- “The New Chinese Property Law,” June 2007
- “Disseminating Scholarship in the 21st Century: SSRN, Expresso, Article Placement,” May 2007
- “China Revisited,” November 2005
- “Conflicts Between Neutral Land Use Regulations and Religious Land Uses,” July 2004
- “Teaching Law in China,” September 2003
- “Regulatory Takings in the 21st Century,” June 2002
- “Who Gets the Takings Claim? Changes in Land Use Law, Pre-Enactment Owners, and Post-Enactment Buyers,” June 1999
- “Nonrecourse Mortgages and Waste,” July 1995
- “The Ripeness Doctrine in Federal Land Use Litigation,” July 1992

### **Courses Taught**

- Real Estate Finance Law (formerly Land Finance Law) (thirty-two times through 2021)
- Property (twenty-nine times through 2022)
- Real Estate Transactions Seminar (formerly Land Acquisition and Development Seminar) (nineteen times through 2022)
- Land Use Law (sixteen times through 2018)
- Law and Economics (six times through 2005)
- Contracts I (four times through 2021)
- Advanced Property (twice through 2006)
- Case Analysis and Briefing (Introductory Period) (ten times through 2013)
- Cross-Border Mergers and Acquisitions (twice through 2014; session on “Real Estate Issues in Cross-Border Transactions”)
- Introduction to Law and the Legal Profession (thirteen times through spring 2022; session on “Property Law” designed for 3+3 undergraduate students)
- Introduction to the Law of Property (2003; course designed for Chinese undergraduate law students)
- Real Estate Transactions and Finance: A Legal and Business Approach (2005 and 2003; course designed for Chinese graduate law students)

### **Institutional Service**

University and Campus:

- Intercollegiate Promotion and Tenure Review Committee (2019–21; chair 2020-21)
- Scholars at Risk Committee, UTK Center for Global Engagement (2019–21)
- Interviewer, Schwartzman Scholars Candidate (2017)
- UTK Associate Deans Committee (2009–16)
- Editorial Advisory Board, *Quest: Research, Scholarship, Creative Activity* (2009–16)
- UTK Ambassador to Tennessee Teaching and Learning Center (2009–16)
- UTK Ready for the World Steering Committee (2009–16)
- UTK Delegation to three Chinese universities, seeking to establish teaching and scholarly exchange programs, Delegation Member (2007)
- UT Family Campaign, The Campaign for Tennessee, College of Law Volunteer Chair (2007)
- UTK Center for International Education Faculty Advisory Committee, Member (2007–08)
- UTK Academic Program Evaluation Committee Focus Advisory Group on Economic Development
  - Member of Committee (1998–2000)
  - Member of Subcommittee on Institutional Incentives and Deterrents (1998–2000)

**Institutional Service (continued)**

University and Campus (continued)

- UTK Masters of Business Administration Mid-Cycle Program Review, Team Member (1997)
- Evaluated grant proposals for UTK Professional Development Awards (1996)
- UTK Energy, Environment and Resources Center, College of Law Liaison (1992–97)
- UT Family Campaign, College of Law Faculty Solicitation Leader (1992)

College of Law:

- Dean Search Committee (2021–22)
- Career Services and Student Professional Development Committee (2021–22; 2017–20)
- Marilyn V. Yarbrough Faculty Award for Writing Excellence Selection Committee (2021–24; 2012–15; 2008–11; chair 2021–22, 2014–15, 2008–09)
- Committee on Community and Inclusion (2020–2021)
- Anti-Racism Task Force (2020)
- Building and Safety Committee (COVID-19 Transition) (2020)
- Dean Search Committee (2019–20)
- Tenure Committee, Assistant Professor Eric Amarante (2019–20)
- Academic Standards and Curriculum Committee (2018–19, 1998–2001, 1992–93; chair, 1998–2000)
- Team Leader, Third-Year Law Student Team, PMBR Bar Review Course (2019)
- Committee to Select Two Associate Deans (Academic Affairs and Faculty Development) (2018)
- Self-Study Planning Committee (2017–18)
- Clinic Director Search Committee (2017–18)
- Tenure Committee, Associate Professor Zack Buck (2017–18)
- Faculty Coordinator, Summer Law Program at Renmin University of China Law School, in conjunction with Indiana University Robert H. McKinney School of Law, Indianapolis, IN (2012–present)
- Governance Committee (2016–17, 2003–04; ex officio, 2009–16)
- Wilkinson Faculty Scholarship Award Selection Committee (2015–17)
- Promotion Committee, Associate Professor Michael Higdon (2016–17)
- Faculty Mentor to Assistant and Associate Professors (1996–present)
- Associate Dean for Faculty Development (2009–16)
- LLM Working Group (2010–16)
- Teaching Improvement and Faculty Development Committee (chair, 2006–16; chair, 1997–98)
- Dean Search Committee (2014–15)
- Promotion Committee, Associate Professor Maurice Stucke (2014–15)
- College of Law Delegation to three Chinese law schools, seeking to establish teaching and scholarly exchange programs (2013)
- Faculty Liaison, Visiting Scholar He Cuifeng (Shandong University of Finance and Economics) (2012–13)
- Presentations regarding international opportunities for faculty and students, student career planning and course selection, law school recruitment and admissions, and business law (1993–present)
- Faculty Advisor to law students (1990–present)
- Faculty Liaison, Visiting Scholar Li Fengzhang (Shanghai University) (2011–12)
- Faculty Liaison, Visiting Scholar Cai Weizhong (Shandong University) (2011–12)
- Tenure Committee, Associate Professor Maurice Stucke (2010–11)
- Strategic Planning Committee (2008–11)
- W. Allen Separk Faculty Scholarship Award Selection Committee (2007–09)
- Faculty Liaison, Visiting Fulbright Scholar Ke Jian (Wuhan University School of Law) (2008–09)
- Dean Search Committee (2007–08)

**Institutional Service (continued)**

College of Law (continued)

Clinic Director Search Committee (2006–07)  
Tenure Committee, Associate Professor Gary Pulsinelli (2006–07)  
Faculty Liaison, Visiting Professor Xiao Kai (Shanghai Jiaotong University) (2006)  
Tenure Committee, Associate Professor Ben Barton (chair, 2005–06)  
Faculty Appointments Committee (2005-06; 1996–97)  
Adjunct Faculty Committee (chair, 2003–05; 2001–02)  
Harold C. Warner Outstanding Teacher Award Selection Committee (2002–05, 1993–97;  
chair, 2002–03, 1993–94)  
Faculty Liaison, Visiting Professor Zhou Wei (Shanghai Jiaotong University) (2004)  
Promotion Committee, Associate Professor Don Leatherman (2003–04)  
Cumulative Performance Review Committee, Professor Doug Blaze (chair, 2003-04)  
Promotion Committee, Associate Professor Carl Pierce (2002–03)  
Readmissions Committee (2002–03)  
Sports and Entertainment Law Society, Faculty Advisor (1997–2003, 1993–94)  
Promotion Committee, Associate Professor Thomas Plank (2001–02)  
Cumulative Performance Review Committee, Professor Neil Cohen (2000–01)  
Tenure Committee, Associate Professor Don Leatherman (1999–2000)  
Facilities Committee (1997–98)  
Committee on the Law School Community (1995–97; 1993–94)  
Admissions and Financial Aid Committee (1991–96; chair, 1993–96)  
Minority Admissions and Recruitment Ad Hoc Committee (1994–95)  
Library Advisory Committee (1990–92)

**Memberships and Professional Service**

University of Tennessee, Teaching and Learning Innovation: Inclusive Teaching Certification (2021)  
External Peer Reviewer for articles submitted to *Land Use & Environment Law Review* (2019–present),  
selecting top land use and environmental law articles published during prior academic year  
American College of Real Estate Lawyers, Fellow (2006–present)  
Board of Governors (2016–18; 2011–13)  
Professors – Law School Teaching Committee (2010–present; co-chair 2013–16)  
Land Use and Environmental Committee (2006–present)  
Membership Development Committee (2020–present)  
Nominating Committee (2020–22; adviser 2019–20)  
Meeting of the Future Task Force (2021–22)  
Homelessness Task Force (2018–present)  
Mentor for New Fellows (2016–present)  
Amicus and Public Policy Committee (2014–present)  
FutureGaze Task Force (2018–20)  
Innovation and Technology Committee (2017–20)  
Charitable Foundation Task Force (2017–18)  
Member Selection Committee (2008–12; Secretary 2011–12)  
American Bar Foundation, Fellow (2018–present)

**Memberships and Professional Service (continued)**

American Bar Association (1988–present)

Task Force on Real Property Law School Curriculum of the Section of Real Property, Trust and Estate Law (2009–11) (Task Force merged into Legal Education Committee in 2011)

Property Preservation Task Force, Member (2004–09), examining problem of rural land loss among African-American farmers

Co-Chair (2005–06), Vice-Chair (1994–2005), and Member (1994–present), Legal Education Committee of the Section on Real Property, Trust and Estate Law

Chair, Keeping Current Subcommittee of Legal Education Committee (1994–2006)

Executive Advisory Board, *Real Property, Trust and Estate Law Journal* (1995–2001)

Commenter, ABA Central and East European Law Initiative (1992)

Member, Sections on Real Property, Trust and Estate Law; State and Local Government Law; Legal Education (1988–present)

Southeastern Association of Law Schools, Program Committee (2006–present)

Association of American Law Schools (1990–present)

Immediate Past Chair (2008–09), Chair (2007–08), Chair-Elect (2006–07), Member of Executive Committee (2016–18; 2004–09), Section on Real Estate Transactions Law

Program Chair and Moderator, Annual Meeting 2008, Section on Real Estate Transactions Law

Member, Sections on Real Estate Transactions Law (Founding Member); Property Law; State and Local Government Law; Law & Economics; Scholarship; Transactional Law and Skills (Founding Member); Associate Deans for Academic Affairs and Research (Founding Member)

Harvard Schools Committee, Interviewer for applicants to Harvard College (1996–present)

East Tennessee Foundation, Spenser F. Powell Memorial Law Scholarship Panel Member (2019–present)

Consultant, Finance Law Center, Shanghai Jiaotong University Law School, Shanghai, China (2010–16)

National Conference of Commissioners on Uniform State Laws (NCCUSL), Drafting Committee on Uniform Partition of Heirs Property Act, American College of Real Estate Lawyers Observer (2008–11)

Fulbright Specialists Program, Peer Reviewer for applicants who wish to serve on the Fulbright Specialists Roster, Council for International Exchange of Scholars (2006–10)

External Peer Reviewer of Book Proposal for Cambridge University Press (2021)

External Peer Reviewer, Israel Science Foundation, Grant Application Submitted for Comparative Property Law research project (2019)

External Peer Review Board, *Frontiers of Law in China*, a peer-reviewed law journal published in English by Renmin University School of Law, Beijing, China (2015–17)

External Peer Reviewer of Book Proposals for Routledge Publishing (2018, 2013)

External Peer Reviewer of Book Proposal for Cambridge University Press (2015)

External Peer Reviewer for *China: An International Journal* (East Asian Institute, National University of Singapore) (2014); Second Round Review for same article (2015)

External Peer Reviewer for articles submitted to *Frontiers of Law in China* (2014, 2010)

External Peer Reviewer for *Asia Pacific Law Review* (City University of Hong Kong) (2014)

External Peer Reviewer for *Chinese Journal of Comparative Law* (Oxford University Press) (2013)

Research Mentor, providing letter of support to Appalachian College Association in support of grant proposal submitted by Scott Wilson, Associate Professor of Political Science and Asian Studies, The University of the South (2013)

External reviewer for tenure and promotion candidates at other law schools (2009, 2007 [twice], 2003, 1997, 1996)