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LAW OFFICES
BAILEY, EWING, DALE & BAILEY
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201

BOOK 3987 PAGE 324

## CONVEYANCE OF REAL PROPERTIES

The name of the new owner is: Edgefield Corporation, a Tennessee Corporation.

Address of new owner is: 602 Gallatin Road, Nashville, Tennessee, 37206

Tax bills will be sent to: Said new owner at said address.

Map Parcel Nos. of real estate herein conveyed are set forth in the description of the several tracts.

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FOR AND IN CONSIDERATION of the sum of One Dollar cash in hand to us paid, and other good and valuable considerations received from EDGEFIELD CORPORATION, a Tennessee corporation, receipt of which is hereby acknowledged, we, CLEO M. MILLER, RUSSELL D. WARD, R. GLENN HAMMONDS, M. DEE INGRAM, JR., JAMES M. HUDGINS, DEWEY G. NEMEC, CLARENCE C. WOODCOCK, JR., P. C. ELLIOTT, JACKSON HARRIS, and JOSEPH D. ROBERTSON, being all the members of a partnership known and doing business as The Maxwell Company, Gallatin Road, Nashville, Tennessee, have bargained and sold, and do hereby transfer and convey unto said EDGEFIELD CORPORATION, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

STATE TAX $ 25.00
PROBATE 50
TOTAL $ 25.50
PAID FEB 14 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
FEB 14 1966

Tract No. 1: No. 1042 W. Eastland Ave., Map Parcel No. 83-5-125. MS

Land in Davidson County, Tennessee, being Lot No. 25 on the map of Baxter's Eastwood Place, as of record in Book 421, page 9, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the southerly side of Eastland Avenue and runs back between parallel lines with the westerly margin of an alley 168 feet to an alley in the rear.

Being the same property conveyed by Robert D. Bentley, et ux, to Miller Hospital, a partnership composed of Cleo M. Miller, et al, of record in Book 2708, page 481, Register's Office for Davidson County, Tennessee.

Tract No. 2: No 1040 W. Eastland Ave.-Map Parcel No. 83-5-124. MS

Land in Davidson County, Tennessee, being Lot No. 26 in Baxter's Eastwood Place, a plan of which is of record in Book 421, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the south side of West Eastland Ave., or Jackson Street, and extends back between parallel lines 175 feet, more or less, to an alley in the rear.

Being the same property conveyed by F. J. Cooner, et ux, to Miller Hospital, a partnership composed of Cleo M. Miller, et al, recorded in Book 2708, page 483, Register's Office of Davidson County, Tennessee.

Tract No. 3: No.1036 W.Eastland Ave.,Map Parcel No.83-5-122.

Land in Davidson County, Tennessee, being Lot No. 28 on the map of Taxter's Eastwood Place, of record in Book 421, page 9, Register's Office for said County.

Said Lot No. 28 fronts 50 feet on the southerly side of Eastland Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed by J. C. Shearron, et ux, to Miller Hospital, a partnership composed of Cleo M. Miller, et al, recorded in Book 2708, page 495, Register's Office of Davidson County, Tennessee.

Tract No. 4:No.1038 W.Eastland Ave.,Map Parcel No.83-5-123

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Baxter's Eastwood Place, as of record in Book 421, page 9, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the southerly side of West Eastland, formerly Eastland Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed by Ida May Carney to Miller Hospital, a partnership composed of Cleo M. Miller, et al, recorded in Book 3074, page 567, Register's Office of Davidson County, Tennessee.

All of the foregoing property is used as a parking area for Miller Hospital and Clinic.

Miller Hospital Building is situated on the following tracts 5, 6 and 7 - Map Parcel No. 83-5-133:

Tract No. 5:

Land in Davidson County, Tennessee, being parts of Lots Nos. 6 and 7 on the map showing the subdivision of the Ruth B.Hawkins home place, of record in Book 547, page 129, Register's Office for said County.

Said parts of Lots Nos. 6 and 7 are the rear portions of said lots as shown of record as aforesaid, and the said rear portions of said lots adjoin and measure together 120 feet on the south margin of an alley at the rear of said Lots Nos. 6 and 7, and run in a southerly direction between parallel lines, the easterly line being the easterly line of Lot 6 and the westerly line being the westerly line of Lot 7, a distance of 165 feet to a deadline on which they measure 120 feet, comprising together the northerly 165 feet of said Lots 6 and 7, according to a survey by Z. J. Wilkerson, Surveyor, dated July 13, 1961.

Being the same property conveyed by Mrs. Delia Gebhardt to Miller Hospital, a partnership composed of Cleo M. Miller, et al, recorded in Book 3280, page 218, Register's Office of Davidson County, Tennessee.

Tract No. 6:

Land in Davidson County, Tennessee, being parts of Lots Nos. 8 and 9 on the map showing the subdivision of the Ruth B. Hawkins home place, of record in Book 547, page 129, Register's Office for said County.

Said parts of Lots Nos. 8 and 9 are the rear portion of said Lot 8 and the rear portion of the easterly half of said Lot 9, as shown of record as aforesaid, and the said rear portion of said Lot 8 and the rear portion of the easterly half of said Lot 9 adjoin and measure together 75 feet on the south margin of an alley at the rear of said Lots Nos. 8 and 9, and run in a southerly direction between parallel lines, and the easterly line being the easterly line of Lot 8 (and also the westerly line of Lot 7), and the westerly line being the westerly line of the easterly half of Lot 9, a distance of 165 feet to a deadline on which said parts of said lots measure 75 feet, comprising together the northerly 165 feet of both Lot 8 and the easterly half of said Lot 9, according to a survey by Z. J. Wilkerson, Surveyor, dated July 13, 1961.

Being the same property conveyed by Leroy L. Cole, et us, to Miller Hospital, a partnership composed of Cleo M. Miller, et al, recorded in Book 3280, page 224, Register's Office of Davidson County, Tennessee.

Tract No. 7:

Land in Davidson County, Tennessee, being part of Lot 6 on the map showing the subdivision of the Ruth B. Hawkins home place, of record inBook 547, page 129, Register's Office of said County.

Said part of Lot No. 6 fronts seventy (70) feet on the northerly margin of Maxwell Avenue, and runs back between lines 110.75 feet on the westerly line, and 102.75 feet along the westerly margin of a twelve (12) foot alley on the easterly line to a dead line in the rear, which is the southerly line of a rear portion of said lot heretofore conveyed to Grantees herein by deed of record in Book 3280, page 218, said Register's Office on which line it measures seventy (70) feet, more or less, and this conveyance includes all of Lot 6 not heretofore conveyed to Grantees, as aforesaid.

Being the same property conveyed by Mrs.Delia Gebhardt to The Maxwell Company, a partnership composed of Cleo M. Miller, et al, recorded in Book 3706, page 374, Register's Office of Davidson County, Tennessee.

Tract No. 8: No.1039 W.Eastland Ave.,Map Parcel No.83-5-94

Land in Davidson County, Tennessee, being Lot No.22 in Eastwood Plan, as of record inBook 421, page 9, Register's Office for said County. Said Lot No. 22 fronts 50 feet on the northerly side of West Eastland Avenue and runs back between parallel lines 188.3 feet on the west line and 194.4 feet on the east line to an alley upon which it measures 50.4 feet.

Being the same property conveyed by Winnie Mae Dance to The Maxwell Company, a partnership composed of Cleo M. Miller, et al) recorded in Book 3940, page 497, Register's Office of Davidson County, Tennessee.

Tract No.9:No.1037 W.Eastland Ave.,Map Parcel No.83-5-95

Land in Davidson County, Tennessee, being Lot No. 21 on the map of Baxter's Eastwood Place, as of record in Book 421, page 9, Register's Office for said County.

Said Lot No. 21 fronts 60 feet on the northerly side of West Eastland Avenue and runs back 188.3 feet on the easterly line and 181 feet on the westerly line to an alley and shows 60.5 feet on said alley.

Being the same property conveyed by Oscar E. England, et ux, to The Maxwell Company, a partnership (composed of Cleo M. Miller, et al) recorded in Book 3939, page 709, Register's Office of DavidsonCounty, Tennessee.

Tract No.10:No.1035 W. Eastland Ave.,Map Parcel No.83-5-96.

Land in Davidson County, Tennessee, being Lot No. 20 on the map of Eastwood Place,as of record in Book 421,page 9, Register's Office for said County. Said Lot No. 20 fronts 61 feet on the northerly side of West Eastland Avenue,and runs back 172.5 feet on the westerly line with the easterly margin of Garden Street, and 181 feet on the easterly line to an alley on which it measures 101.3 feet.

Being the same property conveyed by James H. King,et ux to The Maxwell Company, a partnership (composed of Cleo M. Miller,et al) recorded in Book 3939, page 713, Register's Office of Davidson County, Tennessee.

This conveyance includes all the right, title and interest of The Maxwell Company, the partnership as aforesaid, and its predecessor, Miller Hospital, in and to the above described lands with all improvements and fixtures of every nature and description belonging to the partnership and attached thereto.

However, certain of said tracts are conveyed to the Grantee, Edgefield Corporation, subject to the balance owing on a note to the First American National Bank, secured by deed of trust executed by the above named parties, then operating under the firm name of Miller Hospital, later changed by amendment of the partnership agreement, effective November 19, 1962, to The Maxwell Company, to G. F. Cole, Jr., Trustee, dated September 4, 1962 and recorded September 7, 1962, in Book 3446, page 269, Register's Office for Davidson County, Tennessee; further subject to the balance owing on a note payable to the Commerce Union Bank, secured by deed of trust executed by the above named partners doing business as The Maxwell Company, to C. D. Rippy, Trustee, dated April 8, 1964, and recorded April 14, 1964, in Book 3737, page 329, in said Register's Office; and also subject to a lease agreement from the partnership, Miller Hospital to Miller Clinic Association, dated September 4, 1962, recorded October 10,1962, in Book 3472, page 160, Register's Office for Davidson County, Tenn.

and running for five years from June 14, 1962, with option to renew.

Further, for the consideration herein provided, and the assumption by EDGEFIELD CORPORATION of all the obligations and responsibilities of The Maxwell Company thereunder, the said The Maxwell Company, by the undersigned partners, does hereby assign, set over and convey to said EDGEFIELD CORPORATION all of its rights, titles and interests under and in and to the following leases, to wit:

(1) The aforesaid lease from Miller Hospital to Miller Clinic Association, recorded in Book 3472, page 160, Register's Office for Davidson County, Tennessee;

(2) The lease executed by Leroy L. Cole and wife, Dorothy B. Cole, recorded in Book 2721, page 628, Register's Office for said county, as modified by deed of record in Book 3280, page 224, said Register's Office; and

(3) The lease executed by Delia Gebhardt, a widow, recorded in Book 2726, page 628, Register's Office for Davidson County, Tennessee, as modified by deeds of record in Book 3280, page 218, and in Book 3706, page 374, said Register's Office.

Included in the assignment of the two latter leases are the options granted to Miller Hospital under Section 6 of each of said leases, as modified by the aforesaid deeds, and the right to exercise said options, in accordance with the terms of the respective leases as modified.

And, Miller Clinic Association joins in the execution of this conveyance to expressly subordinate the rights and interests of said association under and in and to the said lease from Miller Hospital to said association, of record in Book 3472, page 160, in said Register's Office, to the deed of trust which EDGEFIELD CORPORATION proposes to execute to C. D. Rippy, Trustee, conveying to him the first seven tracts of real estate hereinabove described, to secure a loan of approximately $550,000.00 from Commerce Union Bank, of Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, and the said leasehold interests, with the appurtenances, estate, title

and interest thereto belonging, to the said EDGEFIELD CORPORATION, its successors and assigns forever.

And the said The Maxwell Company, by all of the undersigned partners, does covenant with the said EDGEFIELD CORPORATION, its successors and assigns, that it is lawfully seized and possessed of said lands in fee simple, has a good right to convey them, and is likewise lawfully possessed of the said leasehold interests, and that all of said properties are unencumbered except as hereinabove stated, except for the 1966 Metropolitan taxes.

And the said The Maxwell Company, by all of the said partners, does further covenant and bind itself and said partners as such, to warrant and forever defend the title to the said lands and properties herein conveyed to the said EDGEFIELD CORPORATION, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The Maxwell Company, formerly Miller Hospital, by and through all of the partners composing said partnership, has executed this deed of conveyance, at Nashville, Tennessee, on this 10th day of February, 1966.

THE MAXWELL COMPANY

Joseph D Robertson, M.D.

James M Hudgens, M D

Jackson Harris

R Glenn Hammond, M D

Dewey H Nemec Jr

Olin M Wells Jr

A Allen Cook M D

Russell S Wood, M D

W N Regen Jr M D

Partners, operating and doing business as The Maxwell Company

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, Fred P. Seymour a Notary Public of the State and County aforesaid, personally appeared Cleo M. Miller, Russell D. Ward, R. Glenn Hammonds, M. Dee Ingram, Jr., James M. Hudgins, Dewey G. Nemec, Clarence C. Woodcock, Jr., P. C. Elliott, Jackson Harris and Joseph D. Robertson, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners composing The Maxwell Company, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of The Maxwell Company, the partnership, by themselves as partners.

Witness my hand and seal at office in Nashville, Tennessee, this 10th day of February, 1966.

Fred P. Seymour
Notary Public

My Comm. expires: July 14, 1966

And Miller Clinic Association has caused this instrument to be executed for the purposes hereinabove stated by its duly authorized Chairman, and attested by its duly authorized Secretary, this 10th day of February, 1966, at Nashville, Tennessee.

MILLER CLINIC ASSOCIATION
By Cleo M Miller M.D.
Chairman

Attest:
Joseph D Robertson, M.D.
Secretary

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Fred P. Seymour a Notary Public of the State and County aforesaid, personally appeared Cleo M. Miller, M.D., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chairman of the Miller Clinic Association, the within named bargainor, a statutory association, and that he as such Chairman being authorized so to do, executed the foregoing instrument for the purposes therein mentioned, by signing the name of the association by himself as Chairman.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of February, 1966.

Fred P. Seymour
Notary Public

My Comm. expires: July 14, 1966

17246

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 14 1 24 PM '66

NOTED: BOOK 113 PAGE 491
RECORDING FEE $ 5.50
DEP. REG. 2

The Nashville Gas Co
To
The Equitable Loan

Release

5.50

LAW OFFICES
BAILEY, EWING, DALE & BAILEY
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201