BOOK 1622 PAGE 972

FROM: STIRTON OMAN, TRUSTEE

TO: HOSPITAL CORPORATION OF AMERICA

This Instrument Prepared By:
BAILEY, EWING, DALE & CONNER
Attorneys at Law
706 Nashville Bank & Trust Building
Nashville, Tennessee 37201

Address New Owner as Follows:
Hospital Corporation of America
242 25th Ave. North
Nashville, Tenn.

Send Tax Bills To:
Same

Map-Parcel Numbers
92-11
373
92-14

9041-9p
PWP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,240.00.

Bert. Robinson, Vice-President, Real Estate
Hospital Corp of America
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF July, 1972

Notary Public

MY COMMISSION EXPIRES: 8/12/74

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FORTY THOUSAND, TWO HUNDRED FORTY DOLLARS ($540,240.00) cash in hand paid by Hospital Corporation of America, a Tennessee corporation, hereinafter referred to as "Grantee", to Stirton Oman, Trustee, hereinafter referred to as "Grantor", receipt of which is hereby acknowledged, Stirton Oman, Trustee, acting pursuant to the powers conferred upon him in the Deed of record in Book 4536, Page 221, Register's Office for Davidson County, Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, a tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, described, according to two (2) surveys prepared by Barge, Waggoner, Sumner & Cannon, Engineers, dated September 21, 1971 and November 30, 1971, respectively, File No. 4566, as follows:

Beginning at a concrete monument in the westerly margin of 25th Avenue, North, the same being the northeasterly corner of Centennial Park; thence with the northerly margin of said Park, south 42° 25' west 2267.08 feet to a concrete monument; thence north 47° 35' west 325.00 feet to an iron pin in the southeasterly margin of the right-of-way of the northbound main track of the Louisville & Nashville Railway, said iron pin being south 47° 35' east 50 feet from the centerline of said Railway; thence with said right-of-way, parallel to and 50 feet from the centerline of the said Railroad's northbound main track north 42° 25' east 2356.66 feet to a rail monument in the southerly margin of Charlotte Avenue; thence, with Charlotte Avenue, north 71° 10' east 171.06 feet to an iron pin set in said margin of Charlotte Avenue, at the beginning of a curve to the right or south at the westerly corner of the intersection of Charlotte Avenue and 25th Avenue, North; thence around said curve, having a central angle of 110° 54', and a radius of 22.05 feet, 42.66 feet to an iron pin in the westerly margin of 25th Avenue, North, the end of said curve; thence, with the westerly margin of 25th Avenue, North south 2° 04' west 319.12 feet to the point of beginning, and containing 18.008 acres more or less.

Being the same property which was conveyed to Stirton Oman, Trustee, by deed of Louisville and Nashville Railroad Company, of record in Book 4536, Page 221, Register's Office for Davidson County, Tennessee.

The above conveyance is expressly subject to:

1. Taxes for the year 1971, and any prior years, payment of which is assumed by Grantor, but Grantee agrees to pay its prorata part of said taxes applicable to the northeasterly 10.00 acres for that portion of the year 1971 beginning October 1, 1971.

2. A contract of lease between Grantor's predecessor in title and the Electric Power Board of the City of Nashville covering a small tract at the intersection of 25th Avenue, North and Charlotte Avenue, which is subject to cancellation on thirty days' notice.

3. An easement to the City of Nashville for a 48 inch sanitary sewer running from the northwesterly boundary of said tract to its southeasterly boundary, reference being made to said survey for the exact location thereof.

4. There is expressly retained, by Grantor, an easement, for the purposes hereinafter set forth, measuring sixty (60) feet in width along the entire southerly line of the said property; and Grantor expressly conveys to Grantee a similar easement (sixty feet in width) running approximately along the southerly line of his remaining property, which adjoins the westerly margin of the property hereinabove described and herein conveyed to Grantee, it being the intention of the parties that there shall be, and is hereby, created, for the mutual benefit of the parties, an easement measuring sixty (60) feet in width and extending from the westerly margin of Twenty-Fifth (25th) Avenue, North, in a westerly direction to the easterly margin of Oman Street, or to such street as may hereafter be constructed to connect this easement to Oman Street. Grantor further grants to Grantee the right to the use of any other easement which he may acquire, or road which he may construct, running northwardly from the easement hereinabove created.

This is improved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as hereinabove set out.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, insofar as he as Trustee is authorized so to do, but no further or otherwise.

Witness my hand this 30th day of December, 1971.

Stirton Oman
Trustee

JUL 27 72 CONV $ 540 $ 240.00
JUL 27 72 S TAX A* 1,404.52
JUL 27 72 PR FEE A* .50
JUL 27 72 W DEED A* 4.00 * 1,409.02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Claudia W. Pickard, a Notary Public in and for said County and State, the within named Stirton Oman, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1971.

Claudia W. Pickard
Notary Public

My Commission Expires: July 22, 1975

B 6 9 1 9 1 T
IDENTIF. REFERENCE
JUL 27 2 15 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.