This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 4933 PAGE 465

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS E. STEWART, TRUSTEE (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	Map 51-6
223 Madison St (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Parcel 45
Madison, Tenn 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	11 D 4000

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming the deed of trust and note per the terms, conditions, and stipulations as contained in said deed of trust and note which is of record in Book 4661, page 766, Register's Office for Davidson County, Tennessee, and agree to hold the grantors harmless from the liability as contained in said note,

MADDUX REALTY AND DEVELOPMENT COMPANY, a Tennessee corporation; AND WHOLESALE HOME BUILDING CORPORATION, a Tennessee corporation; AND JEFFERSON C. PENNINGTON, JR. AND WIFE, BEVERLY B. PENNINGTON; AND KENNETH L. CLASSEN AND WIFE, JEANNINE CLASSEN,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS E. STEWART, TRUSTEE, for the use and benefit of THE MEDICAL CENTER OF MADISON, a partnership, with the full right, power, and authority to transfer, convey, sell, encumber, lease, mortgage, and otherwise dispose, without joinder of beneficiary, and with third parties not have to look to beneficiary's authority or Trustee's application of proceeds, their successors in trust, heirs and assigns,

a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, described by survey dated July 7, 1967, made by Barge, Waggoner & Sumner, Inc., and being more particularly described as follows:
Beginning at a concrete monument in the southerly right of way line of Due West Avenue, which concrete monument is 50.02 feet west of the centerline of Briarville Road, and 30 feet south of the centerline of Due West Avenue; thence southeastwardly around a curve, having a radius of 25 feet, 39.28 feet to a concrete monument in the westerly margin of Briarville Road; thence with the westerly right of way line of Briarville Road, South 4° 59' West 255.91 feet to a concrete monument in the westerly right of way of Briarville Road; thence North 85° 37' West with a row of trees, 541.39 feet to a point in the easterly right of way line of Lentz Drive; thence northwestwardly with a curve having a radius of 150 feet, 61.30 feet to a point in the easterly right of way line of Lentz Drive; thence North 21° 03' West 76.28 feet to a point in the easterly right of way line of Lentz Drive; thence northwardly with a curve having a radius of 100 feet 45.38 feet to a point in the easterly right of way line of Lentz Drive; thence North 4° 57' East 89.14 feet to a point in the easterly margin of Lentz Drive, the beginning of a curve; thence

(cont'd)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 666,910.43

Subscribed and sworn to before me, this the ____ day of June, 19 75.

Affiant

My commission expires: ____ (Affix Seal)

Notary Public

northeastwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the southerly right of way line of Due West Avenue; thence South 85° 03' East 549.98 feet with the southerly right of way line of Due West Avenue to the point of beginning, and containing 3.8 acres, more or less.

Being the same property conveyed to Maddux Realty and Development Company, A Tennessee corporation, and Wholesale Home Building Corporation, A Tennessee corporation, and Jefferson C. Pennington, Jr., and Kenneth L. Classen, by deed from Lewis D. Pride, Trustee, of record in Book 4661, page 762, Register's Office for Davidson County, Tennessee.
Beverly B. Pennington and Jeannine Classen join in this conveyance for the purpose of conveying any right, title, or interest in and to said property which they may have, past, present, or future.

Subsequent to Wholesale Home Building Corporation, a Tennessee corporation, being grantees to the above described property, said Corporation was liquidated and the successors in interest were and are Walter C. Gaines, partner, and Wallace R. Driver, partner, d/b/a Wholesale Home Building Company, a partnership, per Partnership Agreement recorded in Book _____, page _____, Register's Office for Davidson County, Tennessee, and therefore, Walter C. Gaines and Wallace R. Driver join in this conveyance to convey any right, title or interest, in and to said property which they may have.

unimproved ( )
This is improved (XX) property, known as 607 West Due West Avenue, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

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, his *heirs and assigns, forever.*

And we *do covenant with the said* grantee *that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as appears of record.

And we *do further covenant and bind* ourselves, our successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* July, *19* 75., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wholesale Home Building Corp.
By Walter C. Gaines Partner
Walter C. Gaines Partner
Jeannine C. Classen
Jeffrey C. Pennington Jr.
Beverly B. Pennington
Maddux Realty & Development Co., Inc.
By Wm. R. Maddux, Pres.
Wallace R. Driver
Wallace R. Driver
Partner

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* JEFFERSON C. PENNINGTON, JR., AND WIFE, BEVERLY PENNINGTON; AND KENNETH L. CLASSEN AND WIFE, JEANNINE CLASSEN; WALTER C. GAINES; AND WALLACE R. DRIVER, Partners d/b/a WHOLESALE HOME BUILDING COMPANY *the bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 1 *day of* ~~June~~ July, *1975.*

Ronald B. Buchanan, *Notary Public*

Commission Expires 2-21-79.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* DREW MADDUX, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of MADDUX REALTY AND DEVELOPMENT COMPANY, a Tennessee corporation, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Madison, *this* 1 *day of* ~~June~~ July, *19* 75.

Ronald B. Buchanan, *Notary Public*

Commission Expires 2-21-79.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Wallace R. Driver, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary-Treasurer *of the* WHOLESALE HOME BUILDING CORPORATION *the within named bargainor, a* Tennessee *corporation, and that he as such* Secretary-Treasurer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary-Treasurer.

Witness my hand and seal, at office in Madison, *this* 1st *day of* ~~June~~ July, *19*75.

Ronald B. Buchanan, *Notary Public*

Commission Expires 8-21-79.

WARRANTY DEED

FROM

MADDUX REALTY AND DEVELOPMENT COMPANY, ET AL

TO

THOMAS E. STEWART, TRUSTEE

D 0 7 4 4 7

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JUL 21 9 08 AM '75

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

TAX REFERENCE

JUL 21 CONVEYANCE 10,43.00
JUL 21 STAX A* 1,733.94
JUL 21 RATEE A* 50
JUL 21 WDEED A* 8.00 * 1,742.44

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115