Prepared by John Greenwood Atty
C. Spencer Beaty Wash-Jen

BOOK 5159 PAGE 535

# WARRANTY DEED

| Address of New Owner as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| 440 Medical Group | SAME | |
| 2501 - 21st Avenue South | | Map 92-12 |
| Nashville, Tenn. 37212 | | Par. 75 |

For and In Consideration of the sum of Two Hundred Twenty Thousand and no/100 ($260,000.00) Dollars, HOSPITAL AFFLIATES INTERNATIONAL, INC., a Delaware corporation, has bargained and sold, and by these presents do transfer and convey unto the said 440 MEDICAL GROUP, a partnership comprised of Warren F. McPherson, M.D., Robert H. Tosh, M.D., James Hays, M.D., James W. Nickerson, Jr., M.D., Carl W. Zimmerman, M.D., Howard L. Salyer, M.D., Arthur G. Bond, M.D., Charles M. Gill, M.D., and Wendell Pardue, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 1 thru 8 and the part of Lot No. 266 of George Waddey's Subdivision of Boyd Home Tract of record in Book 161, page 30, Register's Office for Davidson County, Tennessee, and parts of City Alley No. 907 closed by Metropolitan Council Bill No. 67-297, amended by Bill No. 68-552, described according to a survey made by Barge, Waggoner, Sumner & Cannon, Inc., dated April 19, 1977, as follows:

Beginning at a point in the northerly margin of Patterson Street at the southeast corner of the property conveyed to The Prudential Insurance Company of America of record in Book 4776, page 692, Register's Office for Davidson County, Tennessee; thence with The Prudential Insurance Company of America easterly line N 70° 42' 10" W 264.00 feet to the southerly margin of Cartwright Street; thence with the southerly margin of Cartwright Street N 59° 17' 50" E 289.50 feet to the westerly margin of 19th Avenue North; thence with the westerly margin of 19th Avenue North S 30° 45' 10" E 264.00 feet to an iron pin in the northerly margin of Patterson Street; thence with the northerly margin of Patterson Street S 59° 17' 50" W 289.73 feet to the point of beginning.

Being part of the property conveyed to Health Care, Inc., by deed from Stanley Bernard (Dr. Stanley Bernard), Trustee, of record in Book 4392, page 385, Register's Office for said County. The said Health Care, Inc., was subsequently merged into Hospital Affiliates, Inc., a Tennessee Corporation, the latter being the surviving corporation. The articles of merger by which the foregoing was accomplished appear of record in Book 4587, page 261, Register's Office for Davidson County, Tennessee. The said Hospital Affiliates, Inc., having subsequently merged into Hospital Affiliates International, Inc., by merger of record in the Secretary of State's Office and of record in Book 5159, page 521, Register's Office for Davidson County, Tennessee.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $260,000.00

J. M. Greenwood
Affiant

Subscribed and sworn to before me this 27 day of May, 1977.

Sandra S. Prince
NOTARY PUBLIC

My commission expires: 11-3-80.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said 440 MEDICAL GROUP, a partnership comprised of Warren F. McPherson, M.D., Robert H. Tosh, M.D., James Hays, M.D, James W. Nickerson, Jr., M.D., Carl W. Zimmerman, M.D., Howard L. Salyer, M.D., Arthur G. Bond, M.D., Charles M. Gill, M.D., and Wendell Pardue, their successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; that it has a good right to convey it, and the same is unencumbered, except for 1977 taxes which are pro-rated and assumed.

And Hospital Affiliates International, Inc., do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said Grantee, their successors and assigns against the lawful claims of all persons whomsoever.

WITNESS its hand this 27th day of May, 1977, the corporate party having caused its name to be signed hereto by its duly authorized officers on the said day and date.

HOSPITAL AFFILIATES INTERNATIONAL, INC.

BY _____

E 09175

IDENTIF. REFERENCE

JUN 15 12 24 PM '77

FELIX A. JOHNSON, REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| JUN 15 77 | CONV | * | 00 260,000.00 | |
| JUN 15 77 | S'TAX | | B* 676.00 | |
| JUN 15 77 | PB'FEE | | B* .50 | |
| JUN 15 77 | W'DEED | | B* 4.00 | * 680.50 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert C. Hilton with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President & Treasurer of Hospital Affiliates International, Inc., the within named bargainor, a corporation, and that he as such Vice President & Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President & Treasurer.

Witness my hand and seal at office in Nashville, Davidson County, Tennessee this 27th day of May, 1977.

Rebecca M. McGuigan
Notary Public

My commission expires: Nov. 12, 1980

REBECCA M. McGUIGAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE