Prepared by: Linda Tucker
Hospital Corp. of America
Nashville, TN.

Minor Perkins
Suite 201, 4161
Auburn
Memphis, TN 38116

BOOK 5287 PAGE 175 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Educare Company, Ltd.	Nashville Educare Company, Ltd.	85
(NAME) 4161 Auburn, Suite 201	(NAME) 4161 Auburn, Suite 201	Par 52
(STREET ADDRESS OR ROUTE NUMBER) Memphis, TN 38116	(STREET ADDRESS) Memphis, TN 38116	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THIRTY-TWO THOUSAND FIVE HUNDRED AND NO/100 ($32,500.00) *Dollars,*

Hospital Corporation of America, a Tennessee corporation ("Grantor") has

~~has~~ does *this day bargained and sold, and* ~~do~~ *hereby transfer and convey unto the said* Nashville Educare Company, Ltd., a Tennessee Limited Partnership,

its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Property described on Exhibit "A" attached hereto and made a part hereof.

And being a part of the same property conveyed to Donelson Hospital, Inc. by deed from the State of Tennessee, recorded in Book 4218, Page 822, Register's Office of Davidson County, Tennessee, Donelson Hospital, Inc. being merged into Grantor by Agreement of Merger recorded in Book 4267, Page 137, said Register's Office.

But subject to restrictive covenants, which shall be covenants running with the land, and further subject to a right of first refusal, all as set out in that certain Lease Agreement dated as of March 1, 1976, of record in Book 5001, Page 333, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 18th day of May 19 78

Affiant

My commission expires: (Affix Seal)

Notary Public

This is ~~unimproved~~ improved (X) property, known as 110 Medical Drive, Nashville, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Nashville Educare Company, Ltd. its successors ~~and assigns~~ *(successors),* ~~forever.~~ has ~~a good right to convey it, and that the same is unencumbered,~~ except as above stated.

Grantor *further covenants and binds* itself its successors ~~and assigns~~ *and representatives, to warrant and forever defend the title to said real estate to said* Nashville Educare Company, Ltd., its ~~successors and assigns,~~ *(successors), against the lawful claims of all persons.*

Witness our hand this 2nd day of May, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HOSPITAL CORPORATION OF AMERICA

ATTEST:

By:

Assistant Secretary

Vice President

TSC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that.....* *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, CYNTHIA S. MANLEY, *a Notary Public of the State and County aforesaid, personally appeared* DONALD W. FISH, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* HOSPITAL CORPORATION OF AMERICA, *the within named bargainor, a corporation, and that* he *as such* Vice President, *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* said Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 2nd *day of* May, *19*78.

Cynthia S. Manley *Notary Public*

CYNTHIA S. MANLEY ★ NOTARY PUBLIC ★ DAVIDSON CO. TN

Commission expires May 1, 1979

MAY 18 78	CONV	32,500.00				
MAY 18 78	S'TAX		B*	84.50		
MAY 18 78	PR'FEE		B*	.50		
MAY 18 78	W'DEED		B*	6.00	*	91.00

WARRANTY DEED

FROM

TO

E 6 6 0 8 7

T

IDENTIF. REFERENCE

MAY 18 10 18 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE

EXHIBIT "A"

BEGINNING at an iron pin located N 12° 50' 05" E 41.88 feet from an iron pin in the South boundary of the Donelson Hospital property (North boundary of the Tennessee Law Enforcement Academy property); thence, with the outside of the curb of Perimeter Drive as follows: S 76° 10' 36" E 12.23 feet to an iron pin, S 78° 42' 06" E 21.68 feet to an iron pin, S 80° 36' 14" E 20.95 feet to an iron pin, S 81° 36' 23" E 23.02 feet to an iron pin, S 82° 13' 25" E 20.08 feet to an iron pin, S 84° 17' 54" E 19.23 feet to an iron pin, S 89° 48' 18" E 15.64 feet to an iron pin, N 82° 33' 09" E 19.43 feet to an iron pin, N 69° 38' 52" E 17.64 feet to an iron pin, N 57° 15' 42" E 16.86 feet to an iron pin, N 47° 04' 01" E 19.40 feet to an iron pin, N 36° 59' 05" E 10.51 feet to an iron pin, N 34° 56' 00" E 159.04 feet to an iron pin; thence, leaving the back of the curb of Perimeter Drive N 68° 58' 59" W 219.16 feet to an iron pin; thence, S 21° 01' 01" W 246.07 feet to the beginning, containing one (1) acre.