711.61

This instrument prepared by
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2737
NASHVILLE, TENN. 37214

BOOK 5512 PAGE 480

WARRANTY DEED

MAP 96-1 PARCEL 16

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Carl N. Gessler — Same — MAP 96-1 Parcel 22
2260 Lebanon Road
Nashville, Tennessee 37214 — Same — MAP 96-1 PARCEL 23
MAP 96-1 Parcel 23.1
MAP 95-14 PARCEL 1
MAP 96-1 PARCEL 24
MAP 96-1 PARCEL 15
MAP 96-1 PARCEL 29

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the indebtednesses secured by a Deed of Trust of record in Book 4571, page 773, Register's Office for Davidson County, Tennessee, wherein W. G. Traber is the Trustee, to secure an indebtedness in the amount of $4,708.28 (as to Tract 1); an installment deed of record in Book 4790, page 945, Register's Office for Davidson County, Tennessee, to secure an indebtedness in the amount of $50,576.00 (as to Tracts 6 and 7); an installment deed of record in Book 4614, page 340, Register's Office for Davidson County, Tennessee, to secure an indebtedness in the amount of $43,068.37 (as to Tract 8), which the Grantee herein assumes and agrees to pay,

MEDICAL ENTERPRISES OF DONELSON, INC. has bargained and sold and by these presents does transfer and convey unto the said CARL N. GESSLER, his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Being Lot No. 4 in the Stanford-Guill Property of record in Book 843, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 129 1/2 feet on the road and runs South 2 1/2° East, 440 feet to a corner in fence; thence South 88 1/4°, 126 feet to the corner in the dead line of Lot No. 5; thence North 2 1/2° East, 436 feet to the road.

Being the same property conveyed to Medical Enterprises of Donelson, Inc. from W. T. Jordan, Jr. and wife, Dora C. Jordan, of record in Book 4571, page 771, Register's Office for Davidson County, Tennessee. (Consideration for this tract is $11,166.67)

TRACT 2: Being Lot No. 5 in the Stanford Guill Property, a plan of which is of record in Book 843, page 42, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE) The actual consideration or value, whichever is
COUNTY OF DAVIDSON) greater, for this transfer is $266,595.78.
Subscribed and sworn to before me, this
10th day of October, 1979.

Carl N. Gessler
Affiant

My commission expires: 5-15-80

Notary Public

7756 10/12 711.61 CHECK

Said Lot No. 5 fronts 129-1/2 feet on said road, and runs back between parallel lines, 436 feet to a dead line as shown in said plan.

Being the same property conveyed to Medical Enterprises of Donelson, Inc. by deed from W. T. Jordan, Jr., James W. Jordan and Frances Jordan McMurry, of record in Book 4522, page 777, Register's Office for Davidson County, Tennessee. (Consideration for this tract is $10,000.00)

TRACT 3: Being Lot No. 6 on the Map showing Subdivision of the Stanford-Guill Property, at Donelson, Tennessee, as of record in Plan Book 843, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 129-1/2 feet on the southerly side of a 30-foot road and runs back between parallel lines, 436 feet to a dead line.

Being the same property conveyed to Medical Enterprises of Donelson, Inc. by deed from W. T. Jordan, Jr. and wife, Dora Coode Jordan, of record in Book 4143, page 134, Register's Office for Davidson County, Tennessee. (Consideration for this tract is $17,190.02)

TRACT 4: Land in the third, formerly 2nd, Civil District of Davidson County, Tennessee, described according to two surveys made by C. J. Carney, Surveyor, the first being dated April 19, 1953, and the second bearing the date of June 6, 1953, described together as follows:

Beginning at a stake in a wire fence 10 feet west of Culps northwest corner, running North 54° East 199 feet with the wire fence to Culps inner corner; thence turning and running North 16° 30' West, 175 feet with a wire fence which is the west boundary line of M. M. Culps property to the water edge of Stones River; thence South 74° 45' West down the river following the water edge 50 feet to a point; thence turning and running South 13° 30' West, 275 feet up the hill passing a 30 inch beech at 95 feet to the beginning.

Being the same property conveyed to Medical Enterprises of Donelson, Inc. from Michael Webb Twitty, Mrs. Patricia Twitty Hill (formerly Patricia L. Twitty) as the only heirs-at-law of Kathryn P. Twitty, deceased, and Harold W. Twitty, of record in Book 4890, page 573, Register's Office for Davidson County, Tennessee. (Consideration for this tract is $4,000.00)

TRACT 5: Land in the 3rd, formerly the 2nd Civil District, described according to a copy of a survey made by J. C. Carney, August 6, 1955, as follows:

Beginning at the southwest corner of the property conveyed to Nell E. Hudson by deed from Elijah Munn and wife, of record in Book 911, page 88, Register's Office for said County, said Hudson's property subsequently conveyed to Jordan and said corner now being an inner corner of Jordan property; thence with said Jordan's inner southerly line along a fence, North 89° 30' East, 150 feet to said Jordan's

inner southwest corner; thence with said Jordan's easterly line along a fence, North 3° 30' East, 170 feet to the low water mark of Stones River; thence with the low water mark of Stones River, North 89° 30' East, 100 feet to a point; thence with the same, North 75° 30' East, 240 feet to the northwest corner of the property conveyed to Charles P. Chilton, Sr., by deed from Elijah Munn and wife, of record in Book 2149, page 341, Register's Office for said County; thence with said Chilton's westerly line, South 13° 30' West 275 feet to a point; thence with the same along a fence, North 54° West 124.3 feet to a point; thence with the same South 16° 40' West, 173 feet to a 30-inch hackberry; thence with the same South 20° 45' East, 315 feet to Crockett's northerly line; thence with Crockett's line and continuing with Bransford's northerly line along a fence, South 80° West, 442 feet to a point; thence with Jordan's easterly line along a fence, North 3° East, 680 feet to the beginning, containing 7.24 acres.

Being the same property conveyed to Medical Enterprises of Donelson, Inc. by deed from Robert E. Baker and wife, Ann S. Baker, of record in Book 4566, page 20, Register's Office for Davidson County, Tennessee. (Consideration for this tract is $33,000.00)

TRACT 6: Land in the 3rd Civil District of said County, being a part of Lot No. 10 on the Map showing the subdivision of the Jere Bowen Lands, as of record in Plan Book 2, page 134, of the Chancery Court at Nashville, and described as follows:

Beginning at a stake in the northeasterly margin of the Old Lebanon Pike, said point being the southeast corner of the E. E. Fulghum tract of land; running thence with Fulghum's westerly line North 41° 45' West 60 feet; thence North 52' East, 40 feet to a point; thence South 41° 45' East, 65 feet to a point in the northeasterly margin of said Pike; thence with the margin of the same southeasterly 40 feet to the point of beginning.

Being the same property conveyed to Medical Enterprises of Donelson Inc. by deed from Anna Louise Litsey or Louise Litsey, (being one and the same person) of record in Book 4790, page 945, Register's Office for Davidson County, Tennessee, and by Deed of Correction of record in Book 5571, page 477, Register's Office for Davidson County, Tennessee.

TRACT 7: Being in the 3rd Civil District and being part of Lot No. 10 on the Plan of Jere Bowen Lands, as of record in Plan Book 2, page 134, of the Chancery Court at Nashville, and described partly of a survey by Z. J. Wilkinson, Surveyor, dated December 17, 1947, as follows:

Beginning at a stake in the northeasterly margin of Old Lebanon Road, at the southeast corner of a 1.42 acre tract, in the name of Benson; thence along the Benson tract North 26° 22' East 375.8 feet; thence South 88° East 117 feet to a point in the west line of the Stanford property; thence along Stanford's line South 2° 30' West 276.6 feet to the corner of E. E. Fulghum property; thence along Fulghum's line South 41° 45' West 180 feet to the northeast corner of the property conveyed to R. O. Flowers by deed of record in Book 1760, page 17, Register's Office for Davidson County; thence along Flowers' line North 52° West, 40 feet; thence South 41° 45' West 65 feet to a point in the margin of Old Lebanon Pike; thence along margin of said Pike north 40° West, 125 feet to the beginning.

Being the same property conveyed to Medical Enterprises of Donelson, Inc. by deed from Anna Louise Litsey or Louise Litsey, (being one and the same person) of record in Book 4790, page 945, Register's Office for Davidson County, Tennessee, and by Deed of Correction of record in Book 5512, page 471, Register's Office for Davidson County, Tennessee. (Consideration for Tracts 6 and 7 is $100,297.92)

TRACT 8: Land in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Jere Bowen Land, as of record in Plan Book 2, page 134, Chancery Court at Nashville, and described as follows:

Beginning in the easterly margin of Old Lebanon Pike, at the northwest corner of part of Lot No. 10, conveyed to Ernest Guy Sherill and wife, by deed from Nettie May Etheridge, et als, as of record in Book 1678, page 333, Register's Office; thence with said pike, North 40° West 217 feet; thence leaving said Pike, North 25° 27' East 250 feet to a stake; thence South 74° 50' East 200 feet to a stake; thence South 74° 50' East 200 feet to a stake, Sherrill's northeast corner; thence with Sherrill's line, South 25° 22' West 375.8 feet to the point of beginning.

Being the same property conveyed to Medical Enterprises of Donelson, Inc. by deed from Robert E. Baker and wife, Anne S. Baker, of record in Book 4798, page 849, Register's Office for Davidson County, Tennessee. (Consideration for this tract is $90,921.17)

Tracts 1 and 3 are improved property, known as 101-103 and 107 Benson Avenue, Nashville, Tennessee, Tract 2 is unimproved property, known as 105 Benson Avenue, Nashville, Tennessee, Tracts 4 and 5 are unimproved property located on Munn Road, Nashville, Tennessee, and Tracts 6, 7 and 8 are improved property known as Old Lebanon Road, Nashville, Tennessee.

The conveyance of Tract 3 above is subject to an easement which is of record in Book 4806, page 517, of the Register's Office for Davidson County, Tennessee.

Further, the conveyance of Tract 4 is made subject to a perpetual easement and right to flood premises for such parts thereof as may be necessary as a result of the operation of the Cheatham Lock & Dam Project on the Cumberland River with all other additional rights as are fully set out in "Deed of Flowage Easement" from Charles P. Chilton, Sr. and wife, Hazel K. Chilton, to the United States of America dated March 24, 1954, filed March 24, 1954, and recorded in Book 2272, page 231, of the Register's Office for Davidson County, Tennessee. Further the conveyance of Tract 4 is

made subject to an easement for a right of way of Munn Road lying within the boundaries of said premises.

Additionally, the conveyance of Tract 5 above is made subject to the following:

1. A perpetual easement and right to flood the premises or such parts thereof as may be necessary as a result of the operation of the Cheatham Lock and Dam Project on the Cumberland River with all other and additional rights as are fully set out in "warranty deed of flowage easement" from Elijah Munn and wife to the United States of America as of record in Book 2272, page 337, Register's Office for Davidson County, Tennessee.

2. Easement for a right of way 12 feet wide along the northerly part of the westerly line of premises granted Nelle Hudson by Elijah Munn and wife and set out in instrument of record in Book 911, page 88, of the Register's Office for Davidson County, Tennessee.

3. By deed from Sally E. Munn to Donelson Shopping Center Corporation of record in Book 3166, page 425, Register's Office for Davidson County, Tennessee, there is reserved for Mrs. Edna B. Culp a general right of ingress and egress to Benson Avenue across the said conveyed property and expressly reserves to herself, her heirs and assigns, forever, the right to demand such right of ingress and egress across said property at any times of her discretion, and the owners of said conveyed property shall immediately make available to her a reasonable roadway or right-of-way across said property to Benson Avenue which roadway the said owners shall maintain in a reasonable state of repair at their own expense.

4. Agreement for dedication of easement for sanitary sewers and/or storm drainage as is of record in Book 4806, page 513, of the Register's Office for Davidson County, Tennessee.

Further, the conveyance of Tract 6 above is made subject to two agreements for dedication of easement for sanitary sewers and/or storm drainage as are of record in Book 4896, page 44,

and Book 4962, page 1, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said CARL N. GESSLER, his heirs and assigns, forever.

And Medical Enterprises of Donelson, Inc. does covenant with the said Carl N. Gessler that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for the conditions and easements specifically set forth above.

And Medical Enterprises of Donelson, Inc. does further covenant and bind itself, its suceessors and representatives, to warrant and forever defend the title to said land to the said Carl N. Gessler, his heirs and assigns, against the lawful claims of all persons whomsover.

Witness my hand this 10th day of October, 1979, at Nashville, Tennessee.

F.57.018
IDENTIF. REFERENCE
OCT 10 4 08 PM '79
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

MEDICAL ENTERPRISES OF DONELSON, INC.

By: Carl N. Gessler
Carl N. Gessler, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, James Ellis Jr., a Notary Public of the State and County aforesaid, personally appeared Carl N. Gessler, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Medical Enterprises of Donelson, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 1979.

James L. [illegible]
Notary Public

Commission Expires:

5-18-80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5512 PAGE 486

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

266575.75- CO
693.15 CO TX
.50 PRFEE
10.00 WDETC
CHECK 711.65-
7756A10/10/79 SAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.5.7.0.1.8

IDENTIF. REFERENCE

Oct 10 4 08 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 717890