FROM:

OMAN CONSTRUCTION COMPANY, INC.

TO:

HCA REALTY, INC.

For draftsman's use

PREPARED BY:
JOHN L. CHAMBERS, ESQ.
CHAMBERS WYCKOFF & BECKNER
First American Center, 12th Floor
Nashville, Tennessee 37238

BOOK 6399 PAGE 436

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HCA Realty, Inc. (NAME)	New Owner (NAME)	Map 92-14,
P.O. Box 550 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 41, 44, 45, 48 & 51
Nashville TN 37202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Map 104-2, Parcels 38, 45 & 46

(FOR REGISTER'S USE)

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IDENTIF. REFERENCE

Oct 9 1 23 PM '84

REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,974,129.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 1984.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Million Nine Hundred Seventy-Four Thousand One Hundred Twenty-Nine and 10/100 Dollars ($4,974,129.10), cash in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, OMAN CONSTRUCTION COMPANY, INC., a Tennessee corporation (the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto HCA REALTY, INC., a Tennessee corporation, its successors and assigns (the "GRANTEE"), certain tracts or parcels of land, described as follows:

LAND in Nashville, Davidson County, Tennessee, being more particularly described according to survey of Kevin Tucker and Associates, P.C., dated July 20, 1984, as revised October 4, 1984, as follows:

TRACT I (Tax Map 92-14, Parcels 41, 44, 45 and 48; Tax Map 104-2, Parcel 46): Being Tracts 1, 2, 3, 4, 5, 9 and streets and alleys to be closed, as shown on said survey, described as follows:

BEGINNING at an iron pin (set), said pin being at the intersection of the North right-of-way of Parthenon Avenue and the West right-of-way of Oman Street;

THENCE, along the North right-of-way of Parthenon Avenue, South 54 degrees 26 minutes 00 seconds West, 414.80 feet to an iron pin (set);

THENCE, North 64 degrees 47 minutes 45 seconds West, 119.66 feet to an existing concrete monument, said monument being in the East right-of-way of proposed I-440;

THENCE, along the East right-of-way of proposed I-440, North 30 degrees 45 minutes 45 seconds West, 113.80 feet to an iron pin (set);

THENCE, North 01 degrees 56 minutes 47 seconds West, 40.00 feet to an iron pin (set);

THENCE, North 11 degrees 33 minutes 08 seconds West, 299.67 feet to an iron pin (set);

THENCE, North 07 degrees 08 minutes 47 seconds West, 201.41 feet to an iron pin (set), said pin being at the intersection of the East right-of-way of proposed I-440 and the South right-of-way of Seaboard System Railroad;

THENCE, along the South right-of-way of Seaboard System Railroad, North 41 degrees 36 minutes 00 seconds East, 106.13 feet to an iron pin (set);

THENCE, North 43 degrees 00 minutes 47 seconds East, 312.47 feet to an iron pin (set);

THENCE, South 87 degrees 59 minutes 00 seconds East, 22.36 feet to an iron pin (set);

THENCE, North 41 degrees 36 minutes 00 seconds East, 954.03 feet to an existing iron pin, said pin a corner to Hospital Corporation of America as recorded in Book 4622, page 972, Register's Office for Davidson County, Tennessee;

THENCE, along the line of Hospital Corporation of America, South 28 degrees 24 minutes 00 seconds East, 325.00 feet to an iron pin (set), a corner to Hospital Corporation of America and in the line of Centennial Park;

THENCE, along the line of Centennial Park, South 41 degrees 36 minutes 00 seconds West, 379.53 feet to an iron pin (set);

THENCE, North 48 degrees 24 minutes 00 seconds West, 60.00 feet to an iron pin (set);

THENCE, South 41 degrees 36 minutes 00 seconds West, 319.15 feet to an iron pin (set);

THENCE, South 00 degrees 13 minutes 43 seconds West, 282.32 feet to an iron pin (set), said pin being in the North right-of-way of Holman Street;

THENCE, along the North right-of-way of Holman Street, South 54 degrees 49 minutes 44 seconds West, 350.00 feet to an iron pin (set), said pin being at the intersection of the North right-of-way of Holman Street and the West right-of-way of Oman Street;

THENCE, along the West right-of-way of Oman Street, South 36 degrees 09 minutes 16 seconds East, 345.58 feet to the point of beginning; and containing 682,634.34 square feet or 15.67 acres, according to said survey.

BEING part of the same property conveyed to Oman Construction Company, Inc. by deed from First American National Bank of Nashville, Executor of the Estate of Stirton Oman, of record in Book 5238, page 319, Register's Office for Davidson County, Tennessee (part of Parcel 1 and all of Parcels 2, 3, 5, 6, 8 and 9 described therein); AND BEING the same property conveyed to Oman Construction Company, Inc. by deeds from First American National Bank of Nashville, Executor of the Estate of Stirton Oman, of record in Book

5238, page 326, and in Book 6398, page 269, Register's Office for Davidson County, Tennessee.

TRACT II (Tax Map 104-2, Parcel 38): Being Tract 6 as shown on said survey, described as follows:

BEGINNING at an iron pin (set), said pin being at the intersection of the East right-of-way of Oman Street and the South right-of-way of Holman Street, also being the Northwest corner of the herein described tract;

THENCE, along the South right-of-way of Holman Street, North 59 degrees 49 minutes 44 seconds East, 100.00 feet to an iron pin (set), said pin being the corner between Lots 4 and 5 on a plat of a subdivision of 10.5 acres as recorded in Book 421, page 177, Register's Office for Davidson County, Tennessee;

THENCE, along the line between Lots 4 and 5, South 36 degrees 04 minutes 17 seconds East, 139.65 feet to an existing concrete monument, said monument being in the North margin of a 15-foot alley;

THENCE, along the North margin of said alley, South 54 degrees 29 minutes 36 seconds West, 99.79 feet to an iron pin (set), said pin being at the intersection of the North margin of said alley and the East right-of-way of Oman Street;

THENCE, along the East right-of-way of Oman Street, North 36 degrees 09 minutes 17 seconds West, 140.24 feet to the point of beginning; and containing 13,978.53 square feet or 0.32 acres, according to said survey.

BEING part of the same property conveyed to Oman Construction Company, Inc. by deed from First American National Bank of Nashville, Executor of the Estate of Stirton Oman, of record in Book 5238, page 319, Register's Office for Davidson County, Tennessee (part of Parcel 1 described therein).

TRACT III (Tax Map 92-14, Parcel 51): Being Tract 7 as shown on said survey, described as follows:

BEGINNING at an iron pin (set), said pin being on the South right-of-way of Holman Street and the Northwest corner of the herein described tract;

THENCE, along the South right-of-way of Holman Street, North 54 degrees 49 minutes 44 seconds East, 52.80 feet to an iron pin (set), said pin being on line of Centennial Park;

THENCE, along the line of Centennial Park, South 36 degrees 04 minutes 39 seconds East, 138.47 feet to an iron pin (set), said pin being the Southeast corner of Lot 1 on a plat of a subdivision as recorded in Book 421, page 177, Register's Office for Davidson County, Tennessee;

THENCE, along the line of Lot 1, South 54 degrees 29 minutes 36 seconds West, 52.80 feet to an iron pin (set), said pin being the corner between Lots 1 and 2 on a plat of subdivision as recorded in Book 421, page 177, Register's Office for Davidson County, Tennessee;

THENCE, along the line of Lot 2, North 36 degrees 04 minutes 33 seconds West, 138.77 feet to the point of

beginning; and containing 7,318.47 square feet or 0.17 acres, according to said survey.

BEING the same property conveyed to Oman Construction Company, Inc. by deed from First American National Bank of Nashville, Executor of the Estate of Stirton Oman, of record in Book 5238, page 328, Register's Office for Davidson County, Tennessee.

TRACT IV (Tax Map 104-2, Parcel 45): Being Tract 8 as shown on said survey, described as follows:

BEGINNING at an iron pin (set), said pin being at the intersection of Oman Street and a 15-foot alley at the East right-of-way of Oman Street and the South margin of a 15-foot alley, also being the Northwest corner of the herein described tract;

THENCE, along the South margin of a 15-foot alley, North 54 degrees 26 minutes 00 seconds East, 52.80 feet to an iron pin (set);

THENCE, South 36 degrees 09 minutes 17 seconds East, 150.00 feet to an iron pin (set), said pin being on the North right-of-way of Parthenon Avenue;

THENCE, along the North right-of-way of Parthenon Avenue, South 54 degrees 26 minutes 00 seconds West, 54.80 feet to an iron pin (set), said pin being at the intersection of Parthenon Avenue and Oman Street at the North right-of-way of Parthenon Avenue and the East right-of-way of Oman Street;

THENCE, along the East right-of-way of Oman Street, North 36 degrees 09 minutes 17 seconds West, 150.00 feet to the point of beginning; and containing 7,919.58 square feet or 0.18 acres, according to said survey.

BEING part of the same property conveyed to Oman Construction Company, Inc. by deed from First American National Bank of Nashville, Executor of the Estate of Stirton Oman, of record in Book 5238, page 319, Register's Office for Davidson County, Tennessee (parcel 7 described therein).

TO HAVE AND TO HOLD the said tracts 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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. Real property taxes for 1984, which have been prorated and assumed by GRANTEE.

2. Easement for sanitary sewers and/or storm drainage of record in Book 3679, page 354, Register's Office for Davidson County, Tennessee, applicable to TRACT I.

3. Deed of conveyance of water main of record in Book 5788, page 257, Register's Office for Davidson County, Tennessee, applicable to TRACT I.

4. Rights of parties in possession pursuant to unrecorded occupancy agreements applicable to improvements located at 3137 Holman Street, 3142 Parthenon Avenue, 3158 Parthenon Avenue, and 3166 Parthenon Avenue.

AND GRANTOR does further covenant and bind itself, its 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer on this 9th day of October, 1984.

OMAN CONSTRUCTION COMPANY, INC.

By: Jack A. Oman
Jack A. Oman, Chairman

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JACK A. OMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of OMAN CONSTRUCTION COMPANY, INC., the within named bargainor, a corporation, and that he, as such Chairman, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Chairman.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 9th day of October, 1984.

NOTARY PUBLIC

My Commission Expires:
June 24, 1985

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6399 PAGE 441

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		4,974,129.10 Conv.		
			12932.66 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 12948.16-	
7020A	10/09/84	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 5 2 3 3

IDENTIF. REFERENCE

OCT 9 1 23 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0075362