WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 109
Nashville, TN 37215

BOOK 6793 PAGE 224

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HCA REALTY, INC.	New Owner, Attn: Thomas Ramsey	Map 92-11, Parcels
One Park Plaza (NAME)	(NAME)	
P. O. Box 550		364,365,366&367
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37202-0550		Map 92-12, Par. 50
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THOMPSON S. DENT, and FRANK MAXWELL, JR.

JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HCA REALTY, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO -

7.94 27

IDENTIFICATION REFERENCE

MAR 3 8 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This conveyance is made subject to 1986 Taxes, which have been prorated and assumed by the Grantee.

The property described in Exhibit "A" is not the principal residence of either Grantor.

unimproved ( )
This is improved (XX) property, known as 334,336&338 20th Ave. North Nashville, Tennessee 1919 Charlotte Pike & property at 20th & Charlotte

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25 th day of February, 19 86

~~THOMPSON S. DENT, JR.~~

~~FRANK MAXWELL, JR.~~

BOOK 5793 PAGE 225

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 THOMPSON S. DENT, JR. and FRANK MAXWELL, JR.

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 19 86.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 th DAY OF February, 19 86.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

THOMPSON S. DENT, JR. and FRANK MAXWELL, JR.

TO

HCA REALTY, INC.

PLEASE RETURN TO:

First Title & Escrow Company, Inc.

P.O. Box 926

Suite 11C The Paddock

229 Ward Circle

BRENTWOOD, TENNESSEE 37027-0926

TRACT NO. I:

Land in Davidson County, Tennessee, being the remainder not used as right-of-way for the widening of Charlotte Avenue of Lot No. 97 of Block 8 on the map of Murphy Land Company's Division "B" as of record in Book 161, Page 126, Register's Office for said County and described as follows:

BEGINNING at a point on the new relocated southerly margin of Charlotte Avenue; thence leaving said margin of Charlotte Avenue south 58 deg. 00 min. west 174.0 feet to a point on the easterly margin of 20th Avenue North; thence north 32 deg. 00 min. west 30.7 feet along the present easterly margin of 20th Avenue North to a point; thence 27.73 feet around a curve that has a 15 foot radius to a point on the new relocated southerly margin of Charlotte Avenue; thence north 74 deg. 30 min. east 165.1 feet along the new relocated southerly margin of Charlotte Avenue to the point of beginning.

Being the same property conveyed to Thomapson S. Dent, Jr. and Frank Maxwell, Jr. by deed from Stanley L. Evans and James H. Leslie of record in Book 6771, page 320, rerecorded in Book 6793, page 222, said Register's Office.

TRACT NO. II:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the plan of Peter A. Cartwright's Subdivision of the northerly part of Lot No. 269 of the Boyd Home Tract, as of record in Book 57, Page 128, Register's Office for said county.

Said part of Lot No. 1 fronts 50 feet on the southerly side of Charlotte Avenue formerly Cedar Street, and runs back 177 feet on the easterly line and 188 feet on the westerly line, with the easterly margin of an alley, to an alley in the rear, measuring 50 feet on said rear alley.

Included in the above description but excluded therefrom is a strip of land sold to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4471, page 39, said Register's Office, described as follows:

Land in the 20th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 1 on the plan of Peter A. Cartwright's Subdivision of the northerly part of Lot No. 269 of the Boyd Home Tract, as of record in Book 57, Page 128, Register's Office for said county and described according to a survey made by Consoer, Townsend & Associates, Engineers for the Public Works Department of said Government, known as Project No. 68-R-43, Charlotte Avenue.

Said part of Lot No. 1 fronts 50 feet on the present southerly margin of Charlotte Avenue, formerly Cedar Street and runs back 43.6 feet between parallel lines to points on the new relocated southerly margin of Charlotte Avenue in which it measures 50 feet thereon. The same being parallel to and 42 feet from the present southerly margin of said Avenue.

Being the same property conveyed to Thompson S. Dent and Frank Maxwell, Jr. by deed from P. F. Waggoner, unmarried of record in Book 6743, page 326, said Register's Office.

EXHIBIT "A"

TRACT NO. III:

Land in Davidson County, Tennessee, being Lot No. 95 of Block 8 on the Plan of the Murphy Land Company Property, Division "B", of record in Book 161, page 126, Register's Office for said County, which plan shows the same divided into blocks but not in small lots. According to a printed copy of an unregistered plan subdividing said Blocks into small lots, said Lot No. 95 fronts 50 feet on the easterly side of 20th Avenue North formerly Boyd Avenue, and runs back between parallel lines 184 feet to an alley.

Being the same property conveyed to Thompson S. Dent, Jr. and Frank Maxwell, Jr. by deed from Marion Crump, Heir-at-law of Oliver W. Crump of record in Book 6743, page 329, said Register's Office.

TRACT NO. IV:

Land in Davidson County, Tennessee, being Lot No. 96 of Block 8 of Division "B" on the plan of Murphy Land Company's property, of record in Book 161, page 126, Register's Office for said County, which plan shows said property divided into blocks but does not show the blocks divided into lots.

According to a printed copy of an unregistered plan subdividing said property into lots, said Lot No. 96 fronts 50 feet on the easterly side of 20th Avenue North, formerly Boyd Avenue, and runs back between parallel lines, 184 feet to an alley, and is known by City No. 338, 20th Avenue North, Nashville, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

A triangular tract of land in the 20th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 96 of Block 8, Division "B" on the plan of Murphy Land Company's property, of record in Book 161, page 126, Register's Office for said County, and described according to a survey made by Consoer, Townsend & Associates, Engineers, for the Public Works Department of said Government, known as Project 68-R-43, Charlotte Avenue.

BEGINNING at a point determined by the intersection of the Northerly property line of Parcel 365, Map 92-11 and the Westerly margin of the Alley between 19th and 20th Avenues, North, being 40.9 feet South of the Southerly margin of Charlotte Avenue along the margin of said Alley; thence in a Southeasterly direction, a distance of 2.75 feet along the Westerly margin of said Alley to a point; thence in a Southwesterly direction, a distance of 10.36 feet along the new relocated Southerly margin of Charlotte Avenue, the same being parallel to and 42 feet from the present Southerly margin of Charlotte Avenue to a point on the Northerly property line of Parcel 365, Map 92-11; thence Northeasterly 9.98 feet along said property line to the point of beginning and containing 13.7 square feet, more or less.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4734, page 652, said Register's Office.

Being the same property conveyed to Thompson S. Dent, Jr. and Frank Maxwell, Jr. by deed from Helen Louise J. Brown and Deborah Lynn Jenkins, as Devisees under the last Will and Testament of Julia Jenkins of record in Book 6793, page 215, said Register's Office.

TRACT NO. V:

Land in Davidson County, Tennessee, being Lot No. 94 of Block 8 on the Plan of the Murphy Land Company Property, Division "B", of record in Book 161, Page 126, Register's Office for said County, which plan shows the same divided into blocks but not in small lots. According to a printed copy of an unregistered plan subdividing blocks into small lots, said Lot No. 94 fronts 50 feet on the easterly margin of 20th Avenue North, formerly Boyd Avenue, and extends back between parallel lines 184 feet to an alley.

Being the same property conveyed to Thompson S. Dent, Jr. and Frank Maxwell, Jr. by deed from Thurman Alexander and wife, Marie Alexander of record in Book 6793, page 219, said Register's Office.

0751 03/[illegible]/95 1:50- CHECK