THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7095 PAGE 177

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
IMPERIAL MANOR, INC. A TENNESSEE CORP. 2500 HILLSBORO ROAD SUITE 25 NASHVILLE, TENNESSEE 37212	~~MID SOUTH HEALTH CARE~~ MID SOUTH NURSING HOMES INC. 602 GALLATIN ROAD MADISON, TENNESSEE 37115	MAP 51-07 PARCELs 32, 93, 42, & 38.1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged MID SOUTH NURSING HOMES, INC., A TENNESSEE CORPORATION, hereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said IMPERIAL MANOR, INC., A TENNESSEE CORPORATION, hereinafter referred to as " GRANTEE(S)" its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as Imperial Manor Convelscent Center .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) its successors and assigns forever, and it covenant with the Grantee(s), its successors and assigns, that it is lawfully seized and possessed of the " Property " in fee simple, and has a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

The Contract executed by Grantor(s) and Grantee(s) on the 31th day of December, 1986, shall survive the closing, delivery and recording of this Warranty Deed.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 31st day of December, 1986.

MID SOUTH NURSING HOMES, INC.,
A TENNESSEE CORPORATION

BY: Louis L Zumstein
LOUIS L. ZUMSTEIN, PRESEIDENT

KENNETH L. ROLLINS, ASSISTANT SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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I, We, hereby swear or affirm that, to the best of Affiant's knowlegde and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 6,198,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 31st day of December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared, LOUIS L. ZUMSTEIN and KENNETH L. ROLLINS with whom I am personally acquainted, and who, upon oath, acknowledged, themselves to be PRESIDENT and ASSISTANT SECRETARY of the MID SOUTH NURSING HOMES, INC., A TENNESSEE CORPORATION, the within named Bargainor, a corporation, and they as such President and Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Assistant Secretary.

WITNESS my hand and official seal at Madison, Tennessee, this the 31st day of December, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/1/87

TRACT ONE

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee more particularly described as follows:

Beginning at an existing iron pin on the north right-of-way line of Due West Avenue, a 60-foot road, at the southwest corner of the property shown on the plat of the Resubdivision of Part of Lot 1 and Lot 2, Stratton Place Subdivision as recorded in Plat Book 5190, page 75, R.O.D.C., Tennessee and southeast corner of the herein described tract; thence, with the north right-of-way line of Due West Avenue N87° 49' 32" W, 100.06 feet to an existing iron pin; thence, with the east boundary line of the property of Nashville Memorial Hospital as recorded in Deed Book 5178, page 682, R.O.D.C., Tennessee, N 2° 18' 51" E, 582.82 feet to an existing iron pin; thence, with the north boundary line of the property of Nashville Memorial Hospital S 73° 29' 57" W, 149.50 feet to an iron pin set; thence, with the east boundary line of Pleasant Acres, Section Four as recorded in Plat Book 2133, page 121, R.O.D.C., Tennessee N 2° 25' 21" E, 307.99 feet to an existing concrete monument; thence. with the north boundary line of Lot 30, Pleasant Acres, Section Four, N 86° 03' 29" W, 312.26 feet to an existing concrete monument; thence, with the east right-of-way line of Saunders Drive, a 60 foot road, N 3° 47' 23" E, 20.03 feet to an existing concrete monument; thence, with the south boundary line of Lot 31, Pleasant Acre, Section Four, S 86° 03' 06" E, 311.68 feet to an existing concrete monument; thence, with the east boundary line of Pleasant Acres, Section Four, N 3° 59' 47" W, 152.81 feet to an existing concrete monument; thence, N 2° 04' 19" E, 159.95 feet to an existing concrete monument; thence, N 7° 39' 57" W, 297.93 feet to an existing concrete monument; thence with the south boundary line of Pleasant Acres Section Two as recorded in Plat Book 2133, page 75, R.O.D.C., Tennessee, S 86° 09' 01" E, 264.35 feet to an existing concrete monument; then S 87° 38' 58" E, 278.48 feet to an existing concrete monument; thence, with the west boundary line of Stratton Heights as recorded in Plat Book 1835, page 13, Register's Office of Davidson County, Tennessee, S 3° 11' 46" W, 213.34 feet to an existing concrete monument, thence, S 5° 07' 35" W, 308.90 feet to an existing iron pipe; thence, S 6° 56' 21" E, 43.40 feet to an existing iron pin; thence, S 40° 50' 30" W, 301.89 feet to an existing concrete monument; thence, with the west boundary line of the property shown on the plat of the resubdivision of Part of Lot 1 and Lot 2, Stratton Place Subdivision, S 40° 09' 29" W, 54.28 feet to an existing concrete monument; thence, S 2° 17' 32" W, 616.64 feet to the point of beginning and containing 10.43 acres, more or less.

Being the same property conveyed to Mid South Nursing Home, Inc. by deed from Mid South Convalescent Hospital and Nursing Homes, Inc. by deed of record in Book 4347, page 508, said Register's Office.

TRACT TWO

Being Lot No. 2 of Imperial Retirement Center Associates Resubdivision of Part of Lot No. 1 and Lot No. 2, Stratton Place Subdivision, of record in Book 5190, page 75, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a monument at the southeast corner of Lot No. 2, being the common corner of Lot No. 1; thence North 89° 51' West 105.7 feet along the northerly boundary of West Due West Avenue to an iron pin; thence north 2° 19' East 616.7 feet to an existing iron pin; thence north 40° 01' East 54.1 feet to an existing monument at fence corner; thence along fence and tree row, South 88° 55' East 165.7 feet to an existing iron pipe; thence south 0° 8' E, along a fence row to an existing iron pipe; thence south 0° 23' West a total of 288.1 feet to an iron pin being the northeast corner of Lot No. 1; thence north 989° 41' East 117.9 feet, being the boundary with Lot No. 1, to the point of beginning.

Being the same property conveyed to Mid South Nursing Home, Inc., by deed from E.L. Marley, F.B. Cothren, J.H. Whitehead, F.W. Foster, and L.L. Zumstein, partners doing business as Imperial Retirement Center Associates of record in Book 5276,. page 161 said Register's Office.

TRACT THREE

Being Lot No. 31 on the Plan of Pleasant Acres, Section IV, as of record in Book 2133, page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 104.76 feet on the easterly side of Saunders Avenue and runs back 303.2 feet on the northerly line and 311.69 feet on the southerly line to a dead line in the rear on which it measures 152.80 feet thereon.

Being the same property conveyed to Mid South Nursing Home, Inc. by deed from Anita Fay Bradford, et al of record in Book 7055, page 811 said Register's Office.

" EXHIBIT B "

This conveyance is subject to the following:

1. Real Property Taxes for future years.

2. Mortgage to M & I First National Bank of record in Book 6948, page 521, Register's Office for Davidson County, Tennessee, and UCC-1 further securing said indebtedness of record in book 6948, page 578, said Register's Office. (Tract No. I only)

3. Plan of record in Book 5170, page 75, said Register's Office. (Tract No. II only)

4. Plan of record in Book 2133, page 121, said Register's Office, which shows a 40 foot minimum building setback line from Saunders Avenue and a 10 foot easement for public utility purposes along rear line of said lot. (Tract No. III only)

5. Restrictive covenants as set forth in Book 2298, page 445, said Register's Office. (Tract No. III only)

6. Easement to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Minute Book 117B, page 895, Third Circuit Court, Davidson County, Tennessee. (Tract No. III only)

7. All sewer easements and other easements for public utilities and all matters including surveyors notes on the survey of Ragan, Smith, Murphy and Associates dated August 14, 1986.

RECEIVED
JAN 5 1 52 PM '87
TENNESSEE REGISTER
DAVIDSON COUNTY TN
INCLUDED REFERENCE
7 9 5 7 6

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

RECEIVED OF _____

FOR _____

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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
	CO	6.198.000.00		
			17354.10 CGTAX	
			.50 PRFEE	
			15.00 MTGTX	
			CHECK 17369.60	
			861833 1/05/87 SAL .05	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79976

IDENTIFICATION REFERENCE

JAN 5 1 52 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 30663