This Instrument Prepared By:

BOOK 7222 PAGE 519

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Mortgagee:	Map-Parcel Numbers
J. L. Fennell and wife, Frances C. Fennell 1619 Charlotte Pike Nashville, TN 37203	N/A	92-12-112 92-12-115 92-8-270 92-8-271 92-8-272 92-8-273 part of 92-8-275

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, HCA REALTY, INC., the Grantor herein, has bargained and by these presents does transfer and convey unto J. L. FENNELL and wife, FRANCES C. FENNELL, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the First Civil District, Nineteenth Councilmanic District of Davidson County, Tennessee, said tract being all of Lots 291, 292, 293, 294, 295 and a portion of Lot 350 in Boyd's Home Tract, plan of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee and further evidenced as Lot No. 1 Prison Alley Commercial Park, plan of record in Book 6900, Page 267, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at an existing iron pin at the intersection of the Northeasterly right-of-way of Seventeenth Avenue North and the Northwesterly right-of-way of Patterson Street, said iron pin being the Southwesterly corner of the herein described Lot No. 1;

THENCE, with the Northeasterly right-of-way of Seventeenth Avenue North, North 32 degrees 13 minutes 28 seconds West, 170.00 feet to an iron pin set within the Southeasterly right-of-way of Alley 376 (closed, vacated and abandoned by Metropolitan County Council Bill No. 086-1462) and continuing 18.80 feet to an existing iron pin within the Northwesterly right-of-way of Alley #376 (closed) for a total of 188.80 feet;

THENCE, with the same North 32 degrees 54 minutes 57 seconds West, 166.75 feet to an existing iron pin;

THENCE, with the same North 24 degrees 54 minutes 24 seconds West, 22.26 feet to an existing iron pin;

THENCE, Northerly and easterly with a 15.00' radius curve to the right, said curve having a central angle of 86 degrees 31 minutes 41 seconds for a distance of 22.66 feet to an existing iron pin within the Southeasterly right-of-way of Charlotte Avenue;

THENCE, with the Southeasterly right-of-way of Charlotte Avenue North 61 degrees 37 minutes 16 seconds East, 235.82 feet to an existing iron pin, said iron pin being a common corner between the herein described Lot No. 1 and Lot No. 2 of the aforesaid Prison Alley Commercial Park;

THENCE, on common line between Lot No. 2 and Lot No. 1 of aforesaid Prison Alley Commercial Park South 32 degrees 13 minutes 28 seconds East, 186.00 feet to an existing iron pin within the Northwesterly right-of-way of Alley #376 (closed) and continuing 9.40 feet to an existing iron pin within the centerline of Alley #376 (closed) for a total of 195.40 feet;

THENCE, with the centerline of Alley #376 (closed) South 57 degrees 45 minutes 37 seconds West, 1.84 feet to an existing iron pin;

THENCE, leaving the centerline of Alley #376 (closed) South 32 degrees 13 minutes 28 seconds East, 9.40 feet to an existing iron pin within the Southeasterly right-of-way of Alley #376 (closed) and continuing 170.00 feet to an existing iron pin within the Northwesterly right-of-way of Patterson Street for a total of 179.40 feet;

THENCE, with the Northwesterly right-of-way of Patterson Street South 57 degrees 45 minutes 37 seconds West, 250.16 feet to the POINT OF BEGINNING and containing 96,373 square feet or 2.212 acres more or less.

Being part of the property conveyed to HCA Realty, Inc. as evidenced in Book 7000, Page 254, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor does covenant with the said Grantees 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 as set forth on Exhibit A attached hereto. Taxes for 1987 are to be prorated as of the date of this deed. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 1 day of May, 1987.

HCA REALTY, INC.

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Helen W. Cook of the state and county aforesaid, personally appeared Charles N. Martin, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of HCA Realty, Inc., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of April, 1986.

Helen W. Cook
Notary Public

My Commission Expires:

January 9, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,640,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

J. L. Tennell

Sworn to and subscribed this 1 day of May, 1987.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

JH/vgj

EXHIBIT A

1. 1987 or current year's taxes, a lien, but not yet due and payable.

2. Such easements, rights-of-way, utility installations, and notations of other encumbrances shown on the plan of record in Book 6900, page 267, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7007, page 902, said Register's Office.

4. Dedication of Public Utility Easement of record in Book 7079, page 453, said Register's Office.

5. Easement retained by Metropolitan Government of Nashville and Davidson County regarding Alley #376 closed, vacated and abandoned by Council Bill No. 086-1462.

6. Unrecorded 50' utility easement for a 108" combination sewer as shown on plan of record in Book 6900, page 267, said Register's Office.

JH/smb-4

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IDENTIFI REFERENCE
MAY 1 3 29 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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	1.640.000.00		
			4592.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 4604.50-	
			1860A05/01/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 2 4 5

IDENTIFICATION REFERENCE

MAY 1 3 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76518