BOOK 7322 PAGE 494

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00254626

WARRANTY DEED

NO MORTGAGEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William J. Hart, Trustee (NAME)	Cash SAME AS OWNER (NAME)	MAPPARCEL
176 2nd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-11/Parcel 364-367
Nashville, TN. 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	92-12/Parcel 50

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- *Dollars,*

Cash in hand paid by William J. Hart, Trustee and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

HCA Realty, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said William J. Hart, Trustee with full Power to buy, sell, mortgage and encumber without any joinder of any Beneficiary *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being a certain tract of land located in Nashville, Davidson County, Tennessee, being a portion of Lot No. 1 on the Plan of Peter A. Cartwright's Subdivision of record in Book 57, page 128, said Register's Office, a portion of Division "B" of the Plan of Murphy Land Company property of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, and a portion of Alley No. 900 as closed by Metro Council Bill No. 86-1545 and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (found). Said pin being the northeast corner of the herein described parcel, in the southern right-of-way of Charlotte Avenue, and the northwest corner of 1915 Charlotte Developers Property as described in Book 7017, page 860, Register's Office for Davidson County, Tennessee; thence, along the line of 1915 Charlotte Developers property South 40 deg. 52' 44" East, 147.40 feet to a P.K. nail (found). Said nail being in the northern right-of-way of Alley No. 888; thence, along said right-of-way of Alley No. 888 South 52 deg. 15' 12" West, 59.25 feet to an iron pin (set). Said pin being in the center of Alley No. 900 as closed by Metro Council Bill No. 86-1545; thence with the center of said alley North 40 deg.

" SEE ATTACHED EXHIBIT "A" FOR CONTINUATION OF LEGAL DESCRIPTION"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 463,859.00

Subscribed and sworn to before me this the 11th *day of* August 1987

My commission expires 3/11/90 *(Affix Seal)*

Affiant W. J. Hart Trustee

Notary Public Patsy K. Pelton

Unimproved (X) This is improved ( ) property, known as Parcels 364 thru 367, and 50 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 11th *day of* August, *19*87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HCA Realty, Inc.

By: Harold J. Malone, Jr.

Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

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

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* David J. Malone, 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 *of the* HCA Realty, Inc., *the within named bargainor, a corporation, and that* he *as such* Vice President *being authorized so to do, 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* 10th *day of* August, *19* 87.

Weldon W. Cobb *Notary Public*

Commission expires January 9, 1991

5 4 8 2 9

IDENTIFICATION REFERENCE

AUG 11 1 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

44' 45" West, 16.10 feet to an iron pin (set); thence, leaving said alley along the line of Samuel Morton of record in Book 2929, page 298, Register's Office for Davidson County, Tennessee, South 48 deg. 55' 56" West, 191.96 feet to an iron pin (set), said pin being in the easterly right-of-way of 20th Avenue; thence, along said right-of-way of 20th Avenue, North 40 deg. 44' 45" West 180.70 feet to an iron pin (set). Said pin being the beginning of a curve to the right, said curve having a central angle of 105 deg. 52' 06", a radius of 15.01 feet, an arc length of 27.74, a tangent of 19.87 feet and a chord of 23.96 feet; thence, along the above-mentioned chord North 12 deg. 11' 18" East 23.96 feet to an iron pin (set). Said pin being in the southerly right-of-way of Charlotte Avenue; thence, along said right-of-way of Charlotte Avenue, North 65 deg. 07' 21" East 240.85 feet to the point of beginning containing 42,169 square feet or 0.968 acres.

Being the same property conveyed to HCA Realty, Inc. by deed from Thompson S. Dent, Jr. and Frank Maxwell, Jr., of record in Book 6793, page 224, Register's Office of Davidson County, Tennessee.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
0403A08/11/87 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.8.2.9.

IDENTIFI REFERENCE

AUG 11 1 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04354