31

This Instrument Prepared By:

Peter M. Oldham
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

BOOK 7491 PAGE 966

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Therapeutic Consultants, Inc.<br>2001 Charlotte Ave.<br>Nashville, TN 37203 | Same | 92-12-51<br>92-12-52<br>92-12-53<br>92-12-54 |

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, J.J.R.A.M.C., INC., the Grantor herein, has bargained and by these presents does transfer and convey unto THERAPEUTIC CONSULTANTS, INC., the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. 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 the same is unencumbered except as herein set forth on Exhibit B. 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 Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 15th day of March, 1988.

J.J.R.A.M.C., INC.

By: Mario Ilarretza

Title: President

12955

IDENTIFICATION

Mar 15 4 18 PM '88

FILED & RECORDED
DAVIDSON COUNTY, TN
FLOYD C. WILKINS II REGISTER

15 3101 03CHECK 947.50

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Debbie L. Sloan of the state and county aforesaid, personally appeared Mario Pantoja, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument), of J.J.R.A.M.C., INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of March, 1988.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property (whichever is greater) is $690,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas C. McFarlin

Sworn and subscribed
this 15th day of
March, 1988.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

PMO/b3

**EXHIBIT A**
**LEGAL DESCRIPTION**

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 90 of Block No. 8 on the Plan of Murphy Land Company's Division "B" a plan of said property subdividing the same into blocks is of record in Book 161, pages 126 and 127, Register's Office for said County, but said plan does not show the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 90 is described as follows:

Said Lot No. 90 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, the southerly line of said lot being 296 feet north of the northerly margin of Patterson Street.

Being the same property conveyed to J.J.R.A.M.C. Inc., by deed from Robert G. Horn, unmarried of record in Book 7460, page 791, Register's Office for said County.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 91 of Block "B" on the plan of Murphy Land Company's property, as of record in Book 161, pages 126 and 127, Register's Office for said County, said plan showing said property divided into blocks, but does not show the blocks subdivided into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot 91 is described as follows:

Beginning on the easterly margin of 20th Avenue North, formerly Boyd Avenue, at a point 343.6 feet south of the southerly margin of Cedar Street, now Charlotte Avenue, being the corner of Lots Nos. 91 & 92; thence with the line between said two lots, eastwardly 184 feet to the westerly margin of an alley; thence with said alley, southwardly 50 feet to the corner of Lots 90 and 91; thence with the line between said two lots, westwardly 184 feet to the easterly margin of 20th Avenue North, thence with said Avenue, northwardly 50 feet to the beginning.

Being the same property conveyed to J.J.R.A.M.C. Inc., by deed from Eula G. Allison, as surviving tenant by the entirety, of record in Book 7460, page 794, Register's Office for said County.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 93 of Block "B" in the Murphy Land Company property, a plan of which is of record in Plan Book 161, pages 126 and 127, Register's Office for said County.

Said Lot No. 93 fronts 50 feet on the easterly side of 20th Avenue North and runs back between parallel lines, parallel with Patterson Street, 134 feet to an alley.

Being the same property conveyed to J.J.R.A.M.C. Inc., by deed from Omah B. Morton, surviving tenant by the entirety, of record in Book 7460, page 797, Register's Office for said County.

TRACT IV:

Land in Davidson County, Tennessee, being Lot No. 92, Block 8 on the Plan of Murphy Land Company's Subdivision, Division B, as of record in Plan Book 161, pages 126 and 127, Register's Office for

said County, which said plan shows property divided into blocks, but not into lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 92 is described as follows:

Said Lot No. 92 fronts 50 feet on the east side of 20th Avenue, North, and runs back between parallel lines 184 feet to an alley, and beginning 293 feet 6 inches south of Cedar Street.

Being the same property conveyed to J.J.R.A.M.C. Inc., by deed from Charles William Lenox and wife, Willie Mai Lenox and Willie Mai Lenox, as devisee under the will of Ralph Williams, deceased, of record in Book 7460, page 800, Register's Office for said County.

PMO/b3

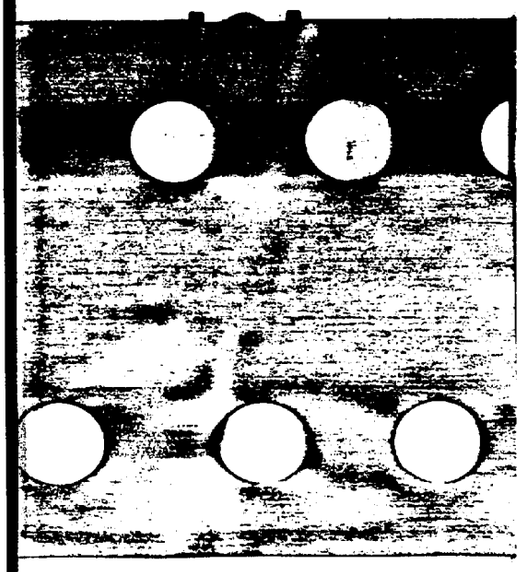
**EXHIBIT B**

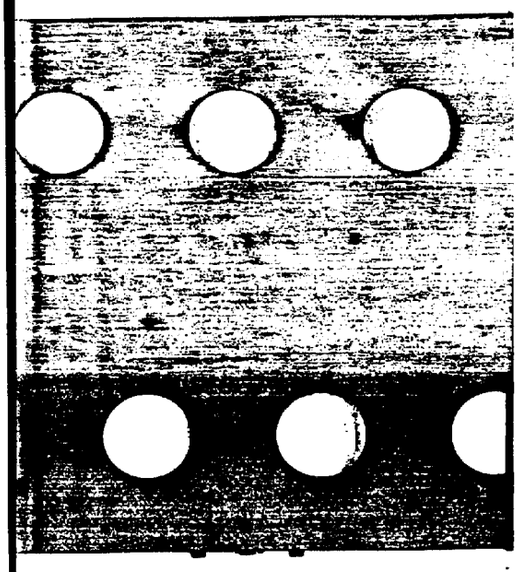
1. Taxes for 1988, a lien, but not yet due and payable.

2. Plan of record in Book 161, page 126 and 127, Register's Office for Davidson County, Tennessee.

3. Two 20 foot permanent easements for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4099, page 352, said Register's Office.

PMO/b3





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7491 PAGE 971

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT
690000.00
CON TX 1932.00
PRFEE 0.50
WDEED 15.00
TOTAL 1947.50
BANK 1947.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/15/88 01 16:22 0001 6309

12955

IDENTIFICATION REFERENCE

MAR 15 4 18 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 70929