Bat 35

This Instrument Prepared By:
Boult, Cummings, Conners and Berry (GC)
223 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
Ingrid Kivernagel
c/o Craig T. Redinger
P.O. Box 2964
Charlottesville, VA 22902

SEND TAX BILLS TO:
Ingrid Kivernagel
c/o Craig T. Redinger
P.O. Box 2964
Charlottesville, VA 22902

MAP-PARCEL NUMBERS:
Map 96
Part of Parcel 137

BOOK 7950 PAGE 389

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BVT Management Services, Inc., a Tennessee corporation (the "Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto Ingrid Kivernagel (the "Grantee"), her heirs 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 in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, known as Mansker Medical Building, _____ Professional Park Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs and assigns, forever.

And Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to convey the Property, and that the same is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns,

against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this 29th day of September, 1989.

BVT MANAGEMENT SERVICES, INC.

By: J Himelrick
Title: Executive Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John R. Haynes, Notary Public, James H. Himelrick, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Executive Vice-President of BVT Management Services, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 29th day of September, 1989.

John R. Haynes
Notary Public

My Commission Expires: 11/12/90

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 1989.

John R. Haynes
Notary Public

My Commission Expires: 11/12/90

EXHIBIT A

Being Lot No. 1 on the Plan of the First Resubdivision of Northchase Professional Park, Lot 4, Northchase at Rivergate, as of record in Plat Book 6900, page 956, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Together with all right, title and interest appurtenant to said Lot No. 1 contained in the Declaration of Easements, Restrictive Covenants and Owner's Association of Smiley & Atchison Investments, Inc., of record in Book 7278, page 672, Register's Office for Davidson County, Tennessee, and in the Declaration of Covenants, Conditions and Restrictions for Northchase Professional Park of record in Book 7918, page 715, said Register's Office.

Being the same property conveyed to BVT Management Services, Inc., a Tennessee corporation, by deed from Smiley & Atchison Professional Buildings, Inc., a Tennessee corporation, of record in Book 7918, page 768, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1989 real property taxes;

2. All matters shown on the Plan of record in Book 6900, Page 956, Register's Office for Davidson County, Tennessee;

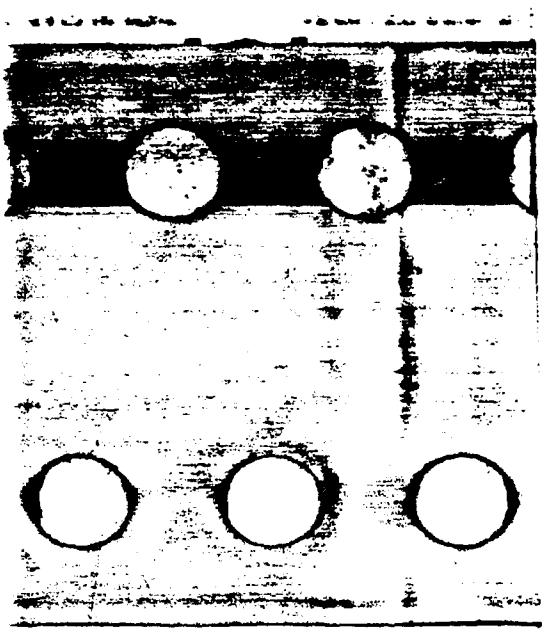
3. Declaration of Easements, Restrictive Covenants, and Owner's Association of Smiley & Atchison Investments, Inc., of record in Book 7278, page 672, said Register's Office;

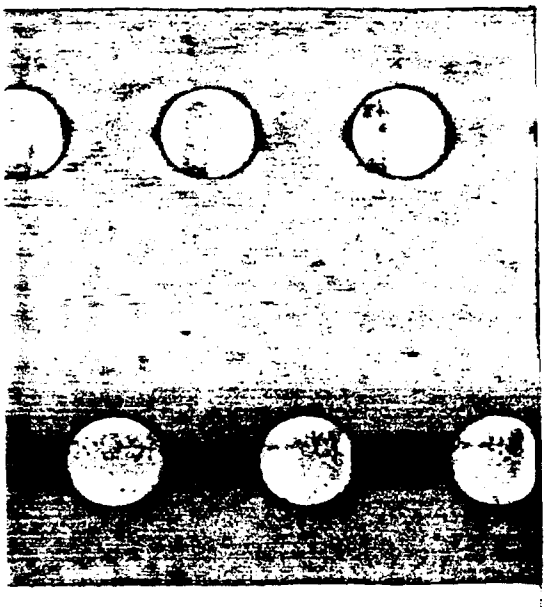
4. Declaration of Covenants, Conditions and Restrictions, of record in Book 7918, page 715, said Register's Office;

5. Communications Systems Right-of-Way and Easement Agreement of record in Book 6806, page 843, said Register's Office; and

6. Lease Agreement dated January 14, 1988, between Smiley & Atchison Professional Buildings, Inc., and HealthTrust, Inc., d/b/a/ Hendersonville Hospital, as amended by First Amendment to Lease Agreement dated February 28, 1989, and by letter agreement dated August 16, 1989.

70363
IDENTIFICATION REFERENCE
SEP 29 4 00 PM '89
DAVIDSON COUNTY, TN
FEE 09/29 4:01 PM 000 BOOK 7950





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7950 PAGE 393

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
1125000.00
CON TX 3712.50
PRFEE 1.00
WDEED 2.00
~~TOTAL 3715.50~~
~~CHECK 3715.50~~

09/29/89 01 16:00 0001 9732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7036.3

IDENTIFICATION REFERENCE

SEP 29 4 00 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

VOID
WDEED 2.00-
WDEED 12.00
TOTAL 10.00
~~No. CHECK 3715.50~~

09/29/89 01 16:01 0001 9733

TOTAL $ 3725.50