BOOK 8060 PAGE 780

WARRANTY DEED

FROM: Charlotte Avenue Medical Clinic, Inc., Grantor

TO: D & C Property Management Corp., Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
4407 Charlotte Ave. Nashville, TN	Same	91-16-17
		Field Book Numbers
		12W-01890

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety Thousand Dollars ($90,000.00).

Robert N. Buchanan III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of February, 1990.

Tamara W. Fogarty
Notary Public

My Commission Expires: 10-9-91

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, including the assumption of certain liabilities, the receipt and sufficiency of which are hereby acknowledged, Charlotte Avenue Medical Clinic, Inc., a Tennessee corporation, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said D & C Property Management Corp., a Tennessee corporation, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of Block "A" on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, May 30, 1952, as follows: Beginning at an iron pin on the

southerly margin of Charlotte Avenue, 150 feet westerly from the southwest corner of said Charlotte Avenue and 44th Avenue North, formerly Third Street; thence with the southerly margin of said Charlotte Avenue westwardly 63.09 feet to an iron pin; thence southwardly and parallel with said 44th Avenue North 150 feet to an alley; thence with the northerly margin of said alley eastwardly 63.09 feet to a point 150 feet westerly from the westerly margin of said 44th Avenue North; thence northwardly and parallel with said 44th Avenue North 150 feet to the beginning.

Being the same property conveyed to Charlotte Avenue Medical Clinic, Inc. by Installment Deed from Harris A. Gilbert, Trustee, of record in Book 5104, page 818, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4407 Charlotte Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes will be paid by Grantee.

2. Deed of Trust executed by Charlotte Avenue Medical Clinic, Inc. to Henry Hill, Jr., Trustee, of record in Book 7427, page 279, dated December 9, 1987, recorded December 16, 1987, said Register's Office, to secure payment to Citizens Savings Bank and Trust Company of indebtedness in the original principal amount of $15,000.00 and any other sums which may be and/or become payable under the terms thereof including, but not limited to principal, interest, and service fee. See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debts secured thereby.

3. Vendor's lien retained in the deed from Harris A. Gilbert, Trustee, to Charlotte Avenue Medical Clinic, Inc. of record in Book 5104, page 818, dated January 10, 1977, recorded January 11, 1977, said Register's Office, to secure payment to Harris A. Gilbert, Trustee, of indebtedness in the original principal amount of $82,000.00 and any other sums which may be and/or become payable under the terms thereof including, but not limited to principal, interest and service fee. See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debts secured thereby.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, 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 except as to those matters set forth above to which this conveyance is expressly made subject.

Charlotte Avenue Medical Clinic, Inc. is chartered as Charlotte Avenue Medical Center, Inc., and is the same entity as Charlotte Avenue Medical Center, Inc.

Witness my hand this 16 day of February, 1990.

CHARLOTTE AVENUE MEDICAL CLINIC, INC.

By: Earl Ferrell President
Earl Ferrell, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert N. Buchanan III, a Notary Public of said County and State, personally appeared Earl Ferrell, 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 CHARLOTTE AVENUE MEDICAL CLINIC, INC., the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president.

Witness my hand and seal, at Office in Nashville, this 16 day of February, 1990.

Robert N. Buchanan III
Notary Public

My Commission Expires: 3-4-92

ROBERT N. BUCHANAN III NOTARY PUBLIC DAVIDSON COUNTY

0733 03/08 0101 03CHECK 307.00

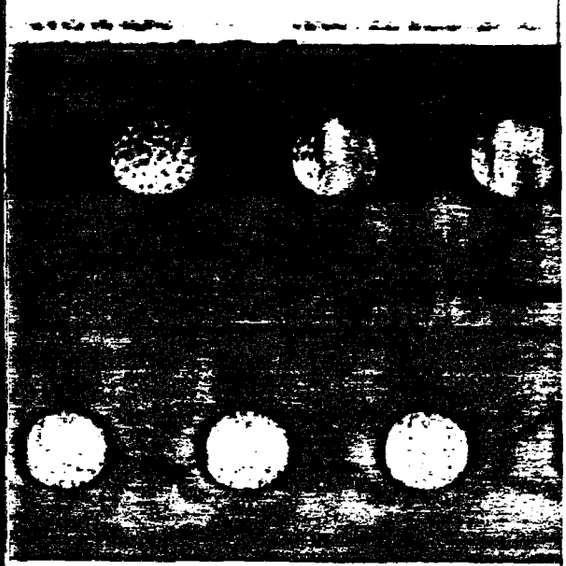
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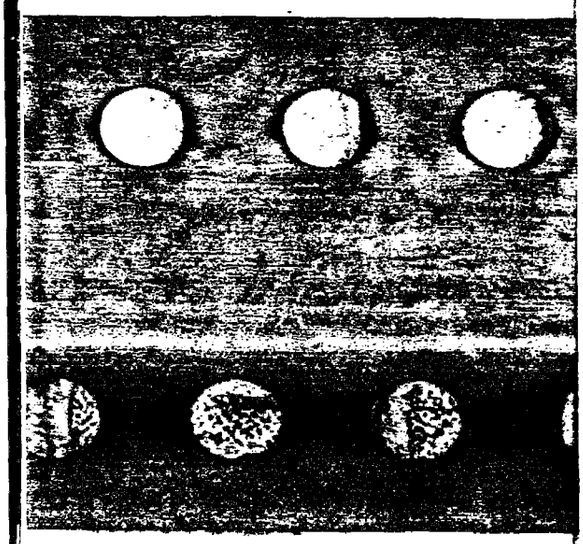
IDENTIF. REFERENCE

MAR 8 | 56 PM '90

DAVIDSON COUNTY TN.

6484R/02-05-90





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

RECEIVED OF _____

FOR _____

BOOK 8060 PAGE 783

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
				CAMT 90000.00
				CON TX 297.00
				PRFEE 1.00
				MOEED 9.00
				TOTAL 307.00
				CHECK 307.00
03/08/90	01			13:53 0001 0733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09356

IDENTIF. REFERENCE

MAR 8 1 56 PM '90

DAVIDSON COUNTY TN.

No. 299223