Bk 49
91-11762

THIS INSTRUMENT PREPARED BY:
John M. Baird
White & Reasor
3305 West End Avenue
Nashville, TN 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
Dede Wallace Center, Inc. 2200 Hillsboro Road Suite 220 Nashville, TN 37212	New Owner	51-4; 60

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and which includes the assumption by the hereinafter defined Grantee of the indebtedness secured by the hereinafter defined Deed of Trust and the hereinafter defined Assignment of Rents, ADVENTIST HEALTH SYSTEM/SUNBELT HEALTH CARE CORPORATION, a Florida non-profit corporation hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto DEDE WALLACE CENTER, INC., hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in the 11th Civil District of Davidson County, Tennessee, being part of the 7.5 acre tract allotted to W. H. Woodroof, deceased, by decree of record in Minute Book 40, page 266, of the Chancery Court at Nashville, Tennessee, and described according to a survey thereof made by A & A Engineers, Inc., March 2, 1984, as follows:
>
> > Beginning at a point on the westerly margin of Gallatin Pike, at a concrete monument at the Southeast corner of the Taylor Stratton School property; thence with the margin of said Pike, South 10° 34' West 120 feet to an iron pin; thence leaving the pike, North 88° 30' West 354.19 feet to an iron pin; thence North 11° 30' East 120.32 feet to a concrete monument, at the Southwest corner of said Taylor Stratton School property; thence with the South line of said School property, South 88° 30' East 352.21 feet to the beginning.
>
> Being the same property conveyed to Grantor by Quitclaim Deed from Adventist Health System/Sunbelt as of record in Book 6246, page 88, Register's Office for Davidson County, Tennessee.

This is improved property known as 620 Gallatin Pike, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever; provided, however, that this conveyance is subject to the following:

1. Deed of Trust from James M. Fischer, Jr., to Albert Wm. Johnson, Trustee, of record in Book 4816, page 168, Register's Office for Davidson County, Tennessee, as modified by Instrument of record in Book 4908, page 305, and by Instrument of record in Book 4958, page 611 (re-recorded in Book 4959, page 796) said Register's Office, and assigned by Instruments of record in Book 4908, page 310, Book 4908, page 317, Book 4961, page 266, and Book 4961, page 268, said Register's Office (collectively, the "Deed of Trust") and now held by State Farm Life Insurance Company.

2. Assignment of Rents from James M. Fischer, Jr., to Dobson & Johnson, Inc., of record in Book 4908, page 312, Register's Office for Davidson County, Tennessee, as assigned to State Farm Life Insurance Company by Instrument of record in Book 4908, page 319, said Register's Office (the "Assignment of Rents").

3. Easement for a driveway running along the southerly line of the lot, fronting 20 feet on Gallatin Pike and measuring 20.5 feet on the rear line of the property shown on a survey made by A & A Engineers, Inc., on March 2, 1984, and watertap located on the premises as reserved in deed of record in Book 2158, page 352, said Register's Office.

4. Agreement for dedication of easement for sanitary sewers and/or storm drainage conveyed unto Davidson County, Tennessee, of record in Book 3437, page 595, said Register's Office.

5. Agreement for dedication of easement for storm sewers and/or sanitary sewers unto The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4792, page 968, said Register's Office.

6. Covenants and agreements as set out in Deed of record in Deed Book 4762, page 817, said Register's Office, as follows:

   "The Grantee herein hereby covenants and agrees for himself, his heirs, executors and assigns, that no part of the real estate herein conveyed shall be used by said Grantee, his heirs, executors and assigns, for the purpose of conducting or carrying on the business of selling, handling or dealing in gasoline, kerosene, benzol, naptha, greases, lubricating oils, or any fuel to be used for internal combustion engines, or lubricants in any form.

   The foregoing restriction shall not be applicable to the business of selling, handling or dealing in petroleum products furnished by the Grantor herein and in any event shall terminate and be of no further force and effect upon the expiration of a period of 20 years from the date hereof." Said Deed is dated October 22, 1973.

7. 1991 ad valorem taxes, prorated and assumed by Grantee.

8. Rights of parties in possession under unrecorded leases.

By its acceptance of this instrument, the Grantee assumes and agrees to pay the indebtedness either secured by, or evidenced by, the Deed of Trust and/or the Assignment of Rents, agrees to perform timely and faithfully all of the obligations assumed, and to make all of the payments called for thereunder, and to indemnify and hold Grantor harmless against all costs, liabilities, and expenses arising therefrom after the date hereof.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 21st day of June, 1991.

"GRANTOR"

ADVENTIST HEALTH SYSTEM/SUNBELT
HEALTH CARE CORPORATION

By: _____
Brent G. Snyder
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rita McQuerry, a Notary Public for the State and County aforesaid, Brent G. Snyder, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of June, 1991.

RITA McQUERRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires:
3-27-93

4525 06/21 0101 03CHECK 1495.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

_____
AFFIANT

SUBSCRIBED and sworn to before me, this 21 day of June, 1991.

RITA McQUERRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires:
3-27-93

JUN 21 11 43 AM '91
IDENTIFICATION REFERENCE
24565



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8380 PAGE 342

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
150000.00
CON TX 1485.00
PRFEE 1.00
WDEED 9.00
TOTAL 1495.00
CHECK 1495.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 45 0001 6526

24565.

IDENTIFICATION REFERENCE

JUN 21 11 43 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 433532