02511

IDENTIF. & REFERENCE

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

93 DEC 30 PM 2:38 MAIL ENV.

REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED BOOK 9205 PAGE 226

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
CMC Limited Partnership 109 Fairfax Avenue Nashville, Tennessee 37203	Same	Map 92-8-2 Parcel 367

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, HCA Realty, Inc. (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto CMC Limited Partnership, (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

A tract of land in the First Civil District, Nineteenth Councilmanic District of Davidson County, Tennessee, said tract being all of Lots 296, 297, 298, 299 and portions of Lots 300 and 350 in Boyd's Home Tract, plan of record in Book 21, page 39, R.O.D.C., Tennessee and further evidenced as Lot No. 2, Prison Alley Commercial Park, plan of record in Book 6900, page 267, R.O.D.C., Tennessee and more particularly described as follows:

BEGINNING at an existing concrete monument at the intersection of the Northwesterly right-of-way of Patterson Street and the Southwesterly right-of-way of Prison Alley, said concrete monument being the Southeasterly corner of the herein described (Lot No. 2);

THENCE, with the Northwesterly margin of Patterson Street, South 57 degrees 45 minutes 37 seconds West, 301.00 feet to an existing iron pin, said iron pin being a common corner between the herein described Lot No. 2 and Lot No. 1 of the aforesaid Prison Alley Commercial Park;

THENCE, on common line between Lot No. 1 and Lot No. 2 of aforesaid Prison Alley Commercial Park North 32 degrees 13 minutes 28 seconds West, 170.00 feet to an existing iron pin within the Southeasterly right-of-way of Alley #376 (closed, vacated and abandoned by Metropolitan County Council Bill No. 086-1462) and continuing 9.40 feet to an existing iron pin within the centerline of Alley #376 (closed) for a total of 179.40 feet;

THENCE, with the centerline of Alley #376 (closed) North 57 degrees 45 minutes 37 seconds East, 1.84 feet to an existing iron pin;

THENCE, leaving the centerline of Alley #376 (closed) North 32 degrees 13 minutes 28 seconds West, 9.40 feet to an existing iron pin within the Northwesterly right-of-way of Alley #376 (closed) and Continuing 186.00 feet to an existing iron pin within the Southeasterly right-of-way of Charlotte Avenue for a total of 195.40 feet, said pin being the Northwesterly corner of the herein described (Lot No. 2);

THENCE, with the Southeasterly right-of-way of Charlotte Avenue North 61 degrees 37 minutes 16 seconds East, 235.69 feet to an existing concrete monument, said concrete monument being at the

intersection of the Southeasterly right-of-way of Charlotte Avenue and the Southwesterly right-of-way of Prison Alley, said pin also being the Northeasterly corner of the herein described (Lot No. 2);

THENCE, with the Southwesterly right-of-way of Prison Alley South 42 degrees 20 minutes 07 seconds East, 172.80 feet to an existing iron pin within the Northwesterly right-of-way of Alley #376 (closed) and continuing 19.09 feet to an iron pin set within the Southeasterly right-of-way of Alley #376 (closed) and continuing 172.67 feet for a total of 364.56 feet to the POINT OF BEGINNING, and containing 98,084 square feet or 2.252 acres more or less, except for a small triangular area excluded per deed of record in Book 115, page 639.

Being part of the same property conveyed to HCA Realty, Inc. by deed from Jonathan Harwell, Trustee of record in Book 7000, page 254, RODC.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; (3) that certain Dedication of Public Utility Easement of record in Book 7079, page 453, RODC; (4) that certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7007, page 902, RODC; (5) that certain Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County for 12" sanitary sewer of record in Book 7221, page 410, RODC; (6) that certain Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 6925, page 10, RODC; and (7) those certain easements retained by the Closure of Alley No. 376 in Metropolitan Council Bill 086-1462. Grantor further covenants and binds itself, its heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN TESTIMONY WHEREOF, the Grantor has set its hand, this 30th day of December 1993.

HCA REALTY, INC.

BY: David J. Malone, Jr.

ITS: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Helen W. Cook, a Notary Public in and for the County and State aforesaid, personally appeared David J. Malone, Jr, V.P. of HCA Realty, Inc. with whom I am personally acquainted, the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of December 1993.

Helen W. Cook
Notary Public

My commission expires:

November 26, 1994

HELEN W. COOK NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Two Hundred Thousand Dollars ($200,000.00) and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me
this 30th day of December, 1993.

NOTARY PUBLIC

My commission expires:

5-22-97

STATE OF TENNESSEE NOTARY PUBLIC LARGE

0316 12/30 0101 03CHECK 753.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9205 PAGE 229

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

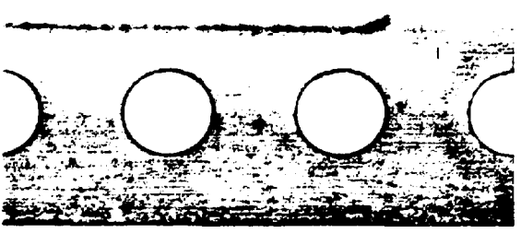
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 200000.00
				CON TX 740.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 753.00
				CHECK 753.00
			12/30/93 01	14:39 0001 0316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02511 IDENTIF. & REFERENCE

93 DEC 30 PM 2:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN



No. 740247