44

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00 .

Affiant

Subscribed and sworn to before me, this 15 day of February, 1994.

Notary Public

My Commission Expires SEPT. 16, 1995

My Commission expires: _____

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers:
John C. Hobbs and Joseph E. Hobbs 2607 Crump Drive Nashville, TN 37214	SAME	Part of Map 52, Parcel 10 (To be assigned a new Map and Parcel Number)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SISTERS OF MERCY OF NASHVILLE, TENNESSEE, INC.**, a Tennessee nonprofit corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN C. HOBBS and JOSEPH E. HOBBS**, as tenants in common, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with the Grantees 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, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the

plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7 day of February, 1994.

SISTERS OF MERCY OF NASHVILLE, TENNESSEE, INC.,
a Tennessee nonprofit corporation

By: Sister Lauren Cole, RSM
Sister Lauren Cole, R.S.M.,
President

STATE OF TENNESSEE)
COUNTY OF ~~KNOX~~ DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sister Lauren Cole, R.S.M., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President 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 7th day of February, 1994.

Madalena M. Partee
Notary Public

My Commission Expires: My Co... MAR 25 1995

7322 02/18 0101 03CHECK 10[illegible]

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

Legal Description

A tract of land in the Second Civil District, 15th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described according to a survey of Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 92-009, dated May 20, 1993, revised September 2, 1993, further revised January 17, 1994, and further revised January 24, 1994, as follows:

Beginning at an iron pin (set) in the southerly line of the remaining parcel of the Sisters of Mercy; said point being the northeast corner of 20-foot wide conveyance of John A. Hobbs as of record in Deed Book 9195, Page 897, R.O.D.C., Tennessee; said pin also being situated N 7 degrees 48 minutes 20 seconds E, 895.63 feet from the northerly right-of-way line of Pennington Bend road as measured along the westerly line of Lot One on the plan entitled Subdivision and Boundary Plat of Sisters of Mercy of Nashville, Tennessee, Inc. as of record in Plat Book 7900, Page 224, R.O.D.C., Tennessee; thence,

1. With the northerly line of that 20-foot wide conveyance to Hobbs, N 73 degrees 35 minutes 40 seconds W, 383.85 feet to an iron pin (set); thence,

2. With the westerly line of that 20-foot wide conveyance to Hobbs, S 16 degrees 39 minutes 14 seconds W, 91.15 feet to an iron pin (set); thence,

3. With the north line of Hobbs as recorded in Book 8488, Page 634, R.O.D.C., Tennessee, N 76 degrees 14 minutes 36 seconds W, 112.89 feet to an iron pin (set); thence,

4. Continuing with the aforementioned conveyance to Hobbs, S 10 degrees 35 minutes 57 seconds W, 61.82 feet to an iron pin (set) thence,

5. N 72 degrees 06 minutes 48 seconds W, 158.00 feet to an iron pin (set) on the northerly right-of-way line of Barton Lane; thence,

6. Leaving said right-of-way line, with a new line of division, N 17 deg 53 minutes 12 seconds E, 386.00 feet to an iron pin (set); thence,

7. S 72 degrees 06 minutes 48 seconds E, 606.20 feet to an iron pin (set); thence,

8. With the west line of Lot One, S 07 degrees 48 minutes 20 seconds W, 218.88 feet to the point of beginning and containing 174,237 square feet or 4.00 aces, more or less.

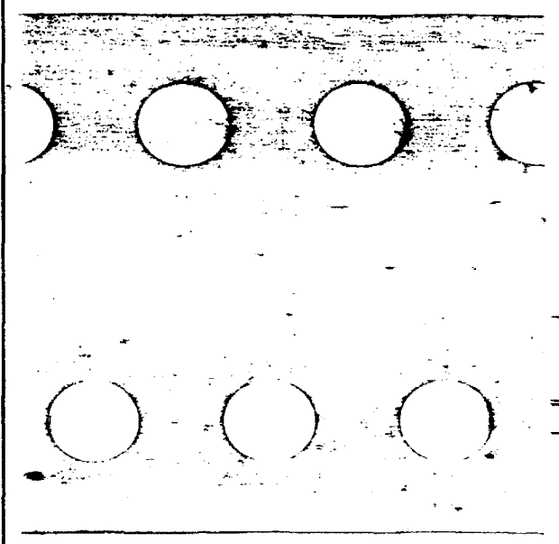
Being part of the same property conveyed to Sisters of Mercy of Nashville, Tennessee, Inc., by Warranty Deed from St. Mary's Medical Center, Inc., of record in Book 7753, page 606, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS SUBJECT to a 20-foot wide ingress/egress easement, of record in Book 1198, Page 525, R.O.D.C., Tennessee.

19359
IDENTIFICATION REFERENCE

94 FEB 18 PM 1:47
FELIX A. CONNER REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

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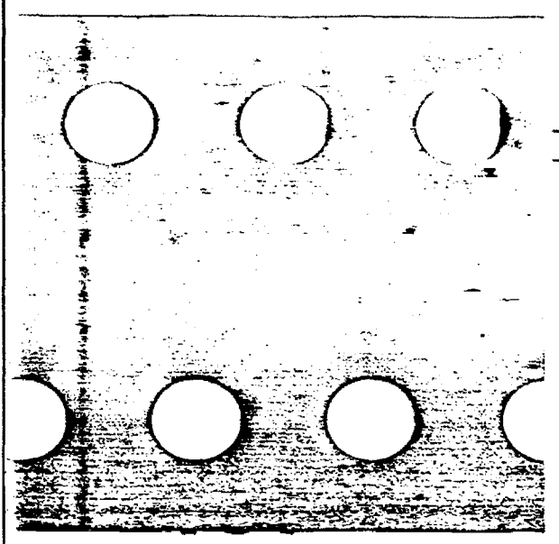
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

02/18/94 01 17:46 0001 7322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



19359
IDENTIF. & REFERENCE

94 FEB 18 PM 1:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.758228