Bk 1 38

This Instrument Prepared By:
James H. Porter, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

James H. Porter
Affiant

Subscribed and sworn to before me, this 14 day of April, 1994.

Betty Brumfield
Notary Public

My Commission expires: Jan. 27, 1996

Address new owner as follows:
Baptist Healthcare Group
2000 Church Street
Nashville, TN 37236

Send Tax Bills to:
Same

Map-Parcel Number
85-81
3DZ86449

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN R. KINNEY and wife, FLORA S. KINNEY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BAPTIST HEALTHCARE GROUP, a Tennessee not-for-profit corporation, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, state of Tennessee, described as follows:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to those matters set forth on Exhibit B attached hereto.

This is improved property known as 2211 Jackson Downs Boulevard, Nashville, Tennessee 37214.

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 we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and

the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs 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.

WITNESS our hand this 14th day of April, 1994.

Steven R. Kinney
STEVEN R. KINNEY

Flora S. Kinney
FLORA S. KINNEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN R. KINNEY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness our hands, at Office, this 14 day of April, 1994.

Betty Brumfield
Notary Public

My Commission Expires: 1-27-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLORA S. KINNEY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness our hands, at Office, this 14 day of April, 1994.

Betty Brumfield
Notary Public

My Commission Expires: 1-27-96

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Two Jackson Downs, as of record in Plat Book 6200, page 926, Register's Office for said County, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Jackson Downs Boulevard as widened, said point being southeasterly 255 feet from the southerly margin of Lebanon Pike;

THENCE, leaving said margin of Jackson Downs Boulevard, North 51° 51′ 16″ East, 124.00 feet to a point;

THENCE, at right angles South 38° 08′ 44″ East, 48.71 feet to a point;

THENCE, South 29° 02′ 03″ East, 105.76 feet to a point;

THENCE, at right angles South 60° 57′ 57″ West, 99.86 feet to a concrete monument;

THENCE, in a westerly direction with a curve to the right, 40.06 feet to a concrete monument in the easterly margin of said Jackson Downs Boulevard, said curve having a radius of 25.00 feet, central angle of 91° 49′ 04″, a tangent distance of 25.81 feet, and a chord of North 73° 07′ 38″ West, 35.91 feet;

THENCE, with said margin in a northwesterly direction with a curve to the left 108.67 feet to the point of beginning, said curve having a radius of 675.00 feet, a central angle of 09° 13′ 27″, a tangent distance of 54.45 feet, and a chord of North 31° 49′ 52″ West, 108.55 feet;

Containing 17,920 square feet or 0.41 acre.

Being the same property conveyed to Steven R. Kinney and wife, Flora S. Kinney by deed from RCM Interests, a Tennessee limited partnership, of record in Book 8027, page 873 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1994 real estate taxes which have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of record in Plat Book 6200, page 926, Register's Office for Davidson County, Tennessee.

3. Easement to the Electric Power Board of record in Book 8129, page 905, Register's Office for Davidson County, Tennessee.

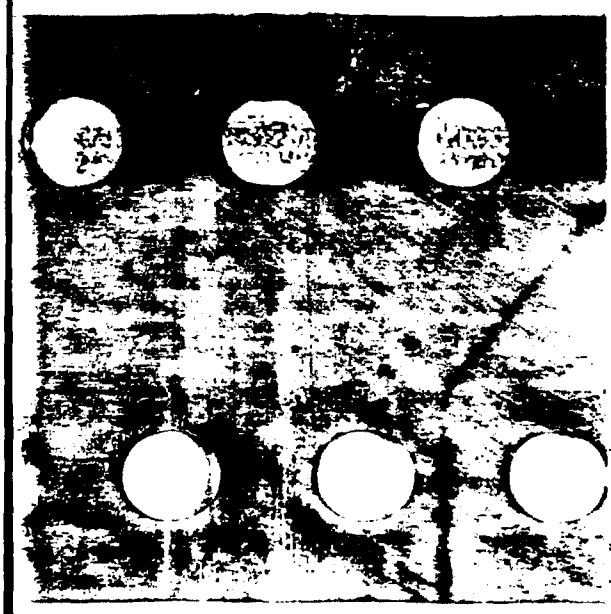
4. Easement to the Electric Power Board of record in Book 5848, page 105, Register's Office for Davidson County, Tennessee.

[illegible]/13 0101 03CHECK 1127.00

94 MAY 13 AM 10:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

49763
IDENTIFICATION REFERENCE

0:JHP0413941.CW



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

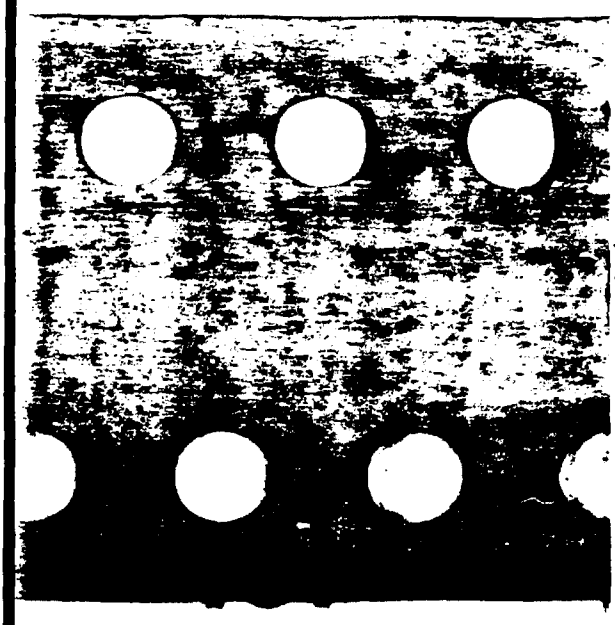
BOOK 9344 PAGE 286

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
300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 16.00
TOTAL 1127.00
CHECK 1127.00

05/13/94 01 10:28 0001 5730



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49763
IDENTIF. ↑ REFERENCE

94 MAY 13 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 790764