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WARRANTY DEED

ADRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NOS
Anesthesia Medical Group,P.C. 110 29th Avenue, North Nashville, Tennesee 37203	Same	Map 104-2 Parcels 341, 350 and 351

FOR AND IN CONSIDERATION of the sum of $ 10.00 cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MMT Properties, Ltd., a Tennessee limited partnership**, hereinafter called the "Grantor", has this day bargained and sold, and does hereby transfer and convey unto **Anesthesia Medical Group, P.C.**, hereinafter called the "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee as described on **Exhibit "A"** hereto and incorporated by reference.

The property described in Exhibit A is conveyed subject to Restrictive Covenants of record in Book 6151, page 236, as corrected in Book 6401, page 825, Register's Office for said County; easements of record in Book 6257, page 238, and in Book 8698, page 643, said Register's office; unrecorded leases affecting said property; and, 1994 real property taxes which have been prorated and payment thereof assumed by Grantee. This is improved property known as 110-29th Avenue, North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the Grantee, its successors and assigns forever, and it covenants with Grantee that it is lawfully seized and possesed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered except as stated herein.

Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said real estate to Grantee, its successors and assigns, against the lawful claims of all persons. 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.

IN WITNESS WHEREOF, the Grantor has herunto set its hand, this 14th day of September, 1994, the partnership having caused its name to be signed hereto by its duly authorized representative on said day and date.

GRANTOR: MMT PROPERTIES, LTD., a Tennessee limited partnerhip

by: Martin Meier-Meitinger

MARTIN MEIER-MEITINGER, Successor General Partner

State of FEDERAL REPUBLIC OF GERMANY LAND BAVARIA CITY OF MUNICH CONSULATE GENERAL OF THE UNITED STATES OF AMERICA } SS

County of _____

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Martin Meier-Meitinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor General Partner of MMT Properties, Ltd., a Tennessee limited partnerhip, the within named bargianor; and who further acknowledged that he as such Successor General Partner executed the within instrument for the purposes therein contained on behalf of MMT Properties, Ltd., and that he is authorized to execute this instrument on behalf of the said limited partnership.

Witness my hand and seal, at office in Munich, Germany, _____, this 14th. day of September, 1994.

NOTARY PUBLIC
Clifford T. G. Sorensen
Vice Consul of the
United States of America

My Commission Expires:

N/A.

Prepared by Brewer, Krause & Brooks, 611 Commerce Street, Nashville, TN 37203

The actual consideration or value, whichever ~~is greater~~ for this transfer is $ 1,700,000

State of Tennessee)
County of Davidson)

Affiant: _____

Sworn to and subscribed before me this 16th day of September, 1994.

NOTARY PUBLIC

My commission expires: 1/24/98

EXHIBIT A

Two tracts or parcels of land located in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya-Land Surveying, Inc., Tennessee Registered Land Surveyor Registration No. 697, dated September 7, 1994, bearing Job No. 94-9-158-(23) as follows:

Tract I - Parcel 341

Being Lots No. 11 and 12 on the Map of Mr. A. C. Wilkerson's Subdivision of Lot 44 Boyd's Cockrill Spring Tract as of record in Plat Book 161, page 44, R.O.D.C., Tennessee and being more particularly described according to a survey by R. L. Montoya-Land Surveying, Inc. dated September, 7, 1994 as follows:

Beginning at a iron rod in the northeasterly margin of 29th Avenue North, said rod being the common corner of Lot Number 11 and Lot Number 10 said plan; thence leaving said margin and running with the common line of said lots, North 52 degrees 33 minutes 00 seconds East, 120.00 feet to an iron rod in the southwesterly margin of a 10 foot alley, being alley number 632; thence, running with said alley, South 37 degrees 26 minutes 13 seconds East, 103.00 feet to an iron rod, said rod being the common corner of Lot Number 12 and the James R. Resha Property as of record in Deed Book 5812, page 946, R.O.D.C., Tennessee, thence, leaving the southwesterly margin of said alley and running with the common line of Lot Number 12 and the said Resha Property, South 52 degrees, 33 minutes 00 seconds West, 120.00 feet to an iron rod in the northeasterly margin of 29th Avenue North; thence, running with said margin, North 37 degrees 26 minutes 13 seconds West, 103.00 feet to the point of beginning, containing 12,360 square feet more or less.

Tract II - Parcels 350 and 351

Being Lots No. 5 and 6 on the Map of Mr. A.C. Wilkerson's Subdivision of Lot No. 44 Boyd's Cockrill Spring Tract as of record in Plat Book 161, page 44, Boyd's Cockrill Spring Tract as of record in Plat Book 161, page 44, R.O.D.C., Tennessee and being more particularly described according to a survey by R. L. montoya-Land Surveying, Inc. dated September 7, 1994 as follows:

Beginning at an iron rod in the southwesterly margin of 28th Avenue, North, said rod being the common corner of Lot No. 6 and Lot No. 7 on said plan; thence, running with

the margin of said Avenue, South 37 degrees 34 minutes 25 seconds east, 103.00 feet to an iron rod; said rod being the common corner of Lot Number 5 on said plan and the Carl E. Wood Property as of record in Deed book 5125, Page 117, R.O.D.C. Tennessee; thence, leaving said margin and running with the common line of Lot No. 5 and the said Carl Wood's Property, south 52 degrees 33 minutes 00 seconds West, 120.00 feet to an iron rod in the northeasterly margin of a 10 foot alley being alley number 632; thence running with said alley, North 37 degrees 34 minutes 25 seconds West, 103.00 feet to an iron rod; thence, departing said margin of alley number 632 and running with the common line of Lot Number 7 and Lot Number 6 of aforementioned subdivision, North 52 degrees 33 minutes 00 seconds East, 120.00 feet to the point of beginning, containing 12,360 square feet more or less.

Tracts I and II being the same property conveyed to MMT Properties, Ltd, its successors and assigns by Quitclaim Deed from C & S Properties, acting by and through MMT Properties, Ltd., of record in Book 6420, page 54, Register's Office for Davidson County, Tennessee, and by Assignment of Partnership Interests of record in Book 6411, page 168, said Register's Office. The Plan of the Subdivision of Lot No. 44, Boyd's Cockrill Spring Tract is of record in Plat Book 161, page 44, said Register's Office.

CENTENNIAL/PROP.DES

92132
IDENTIF. & REFERENCE

94 SEP 19 AM 11:50
DAVIDSON COUNTY, TN.

77730 09/19 1101 02CHECK 6307.00



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

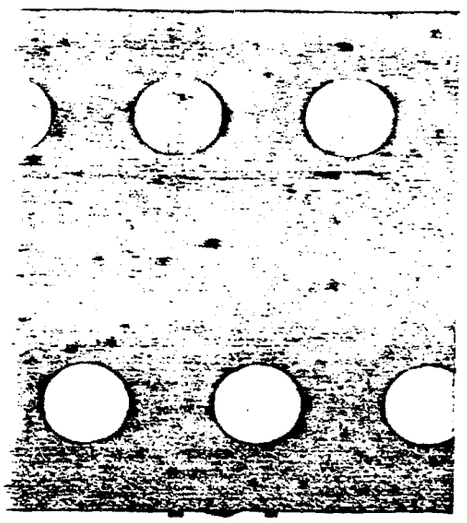
RECEIVED OF _____

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



DAMT 1700000.00
DON TX 6290.00
PRFEE 1.00
MDEED 16.00
TOTAL 6307.00
CHECK 6307.00 0001 9780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 SEP 19 AM 11:5[illegible]
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

92132
IDENTIF. & REFERENCE

No. 836092