BK/ 9527PG985

Bat 51-B

This instrument prepared by: Harris A. Gilbert, Esq.
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

**WARRANTY DEED**

| Address New Owner(s) | Send Tax Bills To | Map-Parcel |
|---|---|---|
| George Fournier and wife, Joyce Fournier<br>9208 Cherokee Lane<br>Nashville, TN 37205 | SAME | Map 93-14<br>Parcel 591 |

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 and sufficiency of which is hereby acknowledged, ST. THOMAS SURGICAL GROUP, P.C., A TENNESSEE PROFESSIONAL CORPORATION, ACTING ON BEHALF OF THE ST. THOMAS SURGICAL GROUP P.C. MONEY PURCHASE PENSION PLAN FOR THE BENEFIT OF DR. J. KENNETH JACOBS and DR. J. KENNETH JACOBS, TRUSTEE FOR SAID PLAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George Fournier and wife, Joyce Fournier, hereinafter called the Grantees, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

PROPERTY DESCRIBED ON EXHIBIT A WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

Being the same property conveyed to St. Thomas Surgical Group by deed from Carl E. Turner and Glen L. Roberts, of record in Book 9388, page 64, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property known as Map 93-14, Parcel 591, Nashville, Tennessee.

This conveyance is subject to 1994 real property taxes, which have been prorated and assumed by the Grantees.

The property conveyed is subject to a restrictive covenant agreement for a period of five (5) years from the date hereof or until November 23, 1999, restricting the building on the property shown in the shaded area on the attached plat marked Exhibit B and which plat shall be duly recorded in the Register's Office of Davidson County, Tennessee, whereby Grantees, their successors, heirs or assigns shall be restricted from erecting any building or signs on the building restriction area during said five-year period.

The property conveyed is subject to a perpetual easement agreement granting to 301 Associates, its successors, heirs or assigns, ingress and egress, on the property shown on said plat marked Exhibit B and described on Exhibit C attached hereto.

Neither 301 Associates nor the Grantees, their successors, heirs or assigns, shall block or in any way obstruct the easement area but if 301 Associates, its successors, heirs or assigns, can obtain a new curb-cut on Lafayette Street onto the 30-foot entrance owned by 301 Associates, this easement will be abandoned.

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 successors, heirs and assigns, forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors, 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 the 23rd day of November, 1994.

ST. THOMAS SURGICAL GROUP, P.C.
A TENNESSEE PROFESSIONAL CORPORATION,
ACTING ON BEHALF OF THE ST. THOMAS SURGICAL GROUP P.C. MONEY PURCHASE PENSION PLAN FOR THE BENEFIT OF DR. J. KENNETH JACOBS

BY: _____
J. KENNETH JACOBS, PRESIDENT

BY: _____
J. KENNETH JACOBS, TRUSTEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **J. KENNETH JACOBS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of the **ST. THOMAS SURGICAL GROUP, P.C., A TENNESSEE PROFESSIONAL CORPORATION, ACTING ON BEHALF OF THE ST. THOMAS SURGICAL GROUP P.C. MONEY PURCHASE PENSION PLAN FOR THE BENEFIT OF DR. J. KENNETH JACOBS, and DR. J. KENNETH JACOBS, TRUSTEE FOR SAID PLAN,** the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of November, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 9/9/97

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Fifty Five Thousand Dollars and no/100 ($455,000.00).

_____
AFFIANT

Subscribed and sworn to before me, this the 23rd day of November, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 9/9/97

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Lafayette Street and Ewing Avenue, being Lot No. 2 as shown on the plan of Nashville Union Rescue Mission as of record in Book 7900 Page 582, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of Ewing Avenue, said point being the southerly terminus of a curve return to the southerly right-of-way line of Lafayette Street;

THENCE, with said right-of-way line S 04° 52' 29" E, 134.01 feet to a point;

THENCE, leaving said right-of-way line with the northerly line of property conveyed to Margaret Pittman Bowers by deed of record in Book 2301, Page 587, R.O.D.C., S 85° 07' 31" W, 157.50 feet to a point;

THENCE, with the westerly line of said Bowers property S 04° 52' 29" E, 100.00 feet to a point in the northerly line of Lot No. 3, as shown on said plan Nashville Union Rescue Mission;

THENCE, with said northerly line S 85° 07' 31" W, 49.81 feet to a point in the easterly line of Lot No. 1 as shown on said plan;

THENCE, with said line N 05° 18' 39" W, 351.32 feet to a point in the southerly right-of-way line of Lafayette Street;

THENCE, with said line S 67° 34' 03" E, 227.53 feet to a point;

THENCE, continuing with said line with a curve to the right 15.88 feet to the point of beginning, said curve having a central angle of 63° 04' 03", a radius of 14.43 feet, a tangent of 8.85 feet and a chord of S 36° 02' 02" E, 15.09 feet.

Containing 46,153 square feet or 1.06 acres more or less.

94 NOV 23 PM 12:13
DAVIDSON COUNTY, TN.

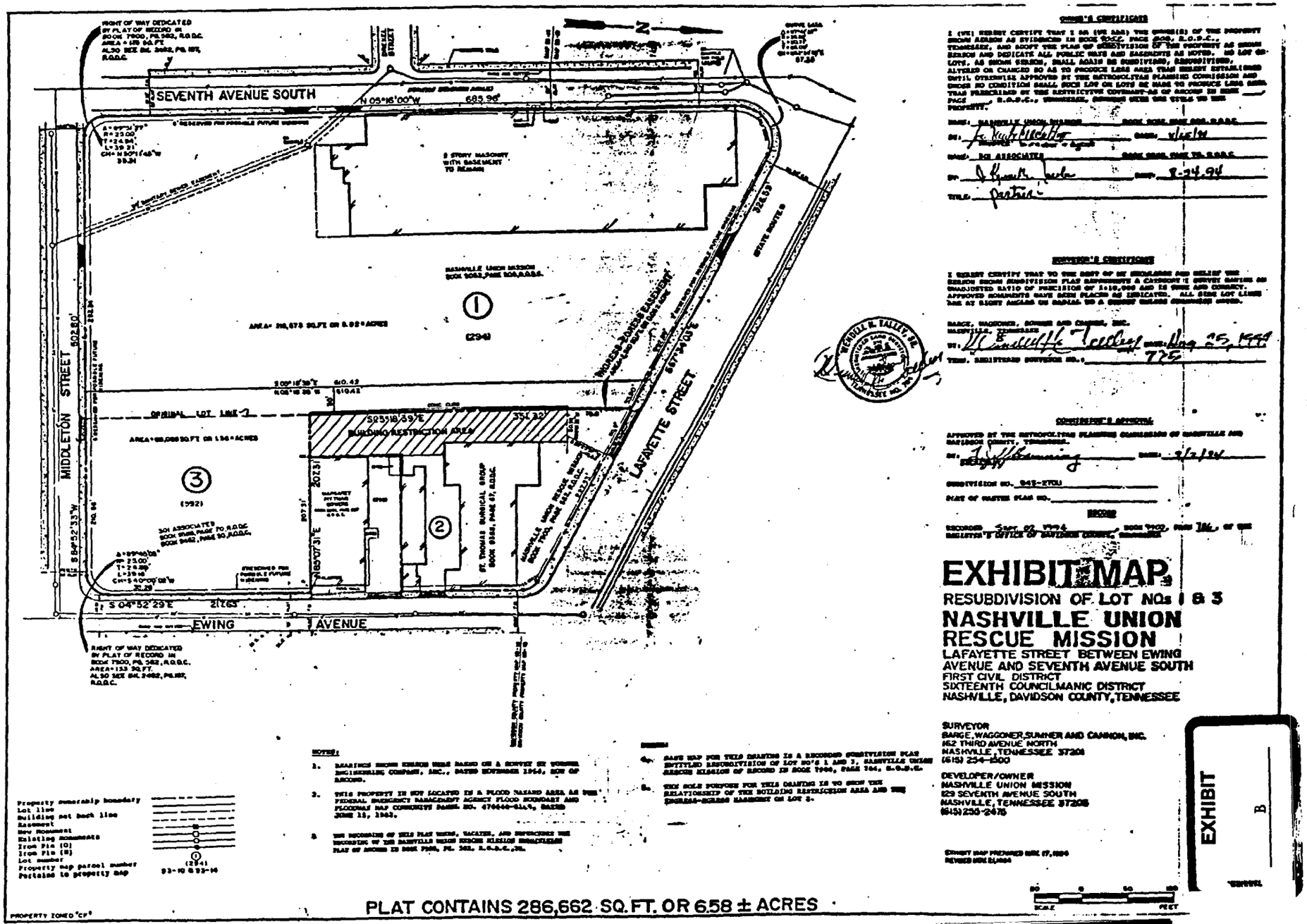
11377
IDENTIF. & REFERENCE

EXHIBIT
A

BOOK 9527 PG 988

EXHIBIT B

RECORDING MEMO




Property ownership boundary
Lot line
Building set back line
Easement
Row monument
Existing monument
Iron Pin (O)
Iron Pin (S)
Lot number
Property map parcel number
Pertains to property map

(294) 93-10 & 93-14

NOTES:

1. BEARINGS SHOWN HEREON WERE BASED ON A SURVEY BY WOODEN ENGINEERING COMPANY, INC., DATED NOVEMBER 1964, BOM OF RECORD.
2. THIS PROPERTY IS NOW LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 470040-0114, DATED JUNE 15, 1983.
3. THE RECORDING OF THIS PLAT WHICH VACATES AND SUPERCEDES THE RECORDING OF THE NASHVILLE UNION MISSION RESCUE MISSION PLAT OF RECORD IN BOOK 7900, PG. 582, R.O.D.C., TN.

SOURCE

4. BASE MAP FOR THIS DRAWING IS A RECORDED SUBDIVISION PLAT ENTITLED RESUBDIVISION OF LOT NO'S 1 AND 2, NASHVILLE UNION RESCUE MISSION OF RECORD IN BOOK 7900, PAGE 582, R.O.D.C.
5. THE SOLE PURPOSE FOR THIS DRAWING IS TO SHOW THE RELATIONSHIP OF THE BUILDING RESTRICTION AREA AND THE [illegible] EASEMENT ON LOT 3.

PLAT CONTAINS 286,662 SQ.FT. OR 6.58 ± ACRES

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS SUBDIVIDED IN BOOK 7900, PAGE 582, R.O.D.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS, AS SHOWN HEREON, SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____ PAGE ____ R.O.D.C., TENNESSEE, GOVERNING SUCH THE TITLE TO THE PROPERTY.

NAME: NASHVILLE UNION MISSION — BOOK 7900, PAGE 582, R.O.D.C.
BY: [signature] — DATE: 9/16/94
NAME: SOI ASSOCIATES — BOOK 6588, PAGE 70, R.O.D.C.
BY: [signature] — DATE: 8-24-94
TITLE: Partner

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY II SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:10,000 AND IS TRUE AND CORRECT. APPROVED BOUNDARYS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A CURVED STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

BARGE, WAGGONER, SUMNER AND CANNON, INC.
NASHVILLE, TENNESSEE
BY: [signature] DATE: Aug 25, 1994
TENN. REGISTERED SURVEYOR NO.: 725

COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.
BY: [signature] DATE: 9/2/94
SUBDIVISION NO.: 94S-270U
PLAT OF WATER PLAN NO.:

RECORD

RECORDED June 29 1994, BOOK 7102, PAGE 184, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

# EXHIBIT MAP

## RESUBDIVISION OF LOT NOs 1 & 3
## NASHVILLE UNION RESCUE MISSION

LAFAYETTE STREET BETWEEN EWING AVENUE AND SEVENTH AVENUE SOUTH
FIRST CIVIL DISTRICT
SIXTEENTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

SURVEYOR
BARGE, WAGGONER, SUMNER AND CANNON, INC.
162 THIRD AVENUE NORTH
NASHVILLE, TENNESSEE 37201
(615) 254-1500

DEVELOPER/OWNER
NASHVILLE UNION MISSION
829 SEVENTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37208
(615) 255-2476

SURVEY MAP PREPARED MAY 17, 1994
REVISED [illegible]

SCALE 0 50 100 FEET

EXHIBIT B

**SURVEYOR'S DESCRIPTION**

BOOK 9527 PG 989

**Ingress-Egress Easement**

Being an ingress-egress easement in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Lafayette Street between Seventh Avenue South and Ewing Street, being a part of Lot No. 2 as shown on the plan of Nashville Union Rescue Mission as of record in Book 7900, Page 582, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Lafayette Street, said point being N 67° 34′ 03" W, 227.53 feet from the westerly terminus of a curve return to the westerly right-of-way line of Ewing Avenue, said point also being the northwesterly corner of said Lot No. 2;

THENCE, with said right-of-way line S 67° 34′ 03" E, 60.00 feet to a point;

THENCE, leaving said right-of-way line with a severance line S 22° 25′ 57" W, 47.53 feet to a point;

THENCE, continuing with said severance line S 84° 41′ 21" W, 30.98 feet to a point in the easterly line of Lot No. 3 as shown on the plan of Resubdivision of Lot Nos. 1 and 3, Nashville Union Rescue Mission as of record in Book 7900, Page 786, R.O.D.C;

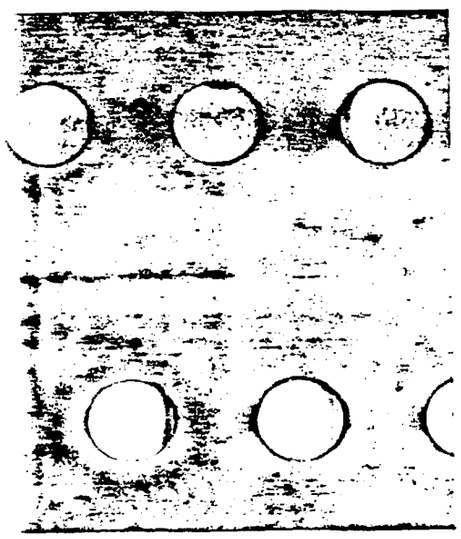
THENCE, with said line N 05° 18′ 39" W, 70.00 feet to the point of beginning.

Containing 2,510 square feet or 0.06 acre, more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
November 22, 1994
File 13539-02

EXHIBIT

6680 11/23 0104 03CHECK 1704.50



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

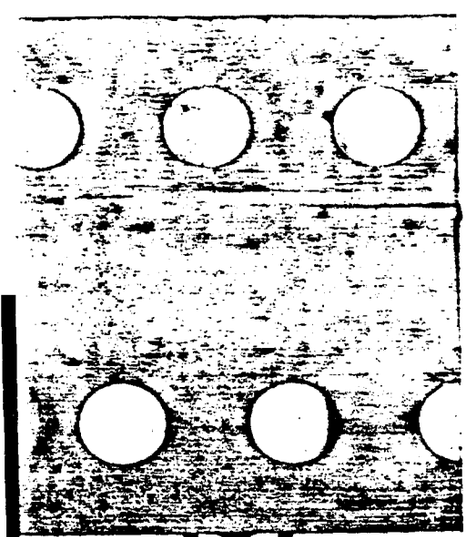
RECEIVED OF _____

FOR _____

BOOK 9527 PG 990

| | | |
|---|---|---|
| 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 455000.00
CON TX 1683.50
PRFEE 1.00
TDEED 20.00
ERR CO
~~TDEED 20.00~~
~~MDEED 20.00~~
TOTAL 1704.50
CHECK 1704.50

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

11/23/94 01 12:14 0001 6680

11377
IDENTIF. ↑ REFERENCE

94 NOV 23 P1 12:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 856726