Book 12

10172 981

THIS INSTRUMENT PREPARED BY:
John D. Claybrook, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability
Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Barry L. Henson
Affiant

Subscribed and sworn to before me this 29th day of August, 1996.

John D Claybrook
Notary Public

My Commission Expires: 5/25/99

0219799
IDENTIF. + REFERENCE

96 AUG 30 AM 10: 19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
HCA Realty, Inc. One Park Plaza Nashville, TN 37203 Attn: Real Estate	SAME	Map 86 Parcel 147

****

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, GLORIA K. BARNETTE, BILLY C. KAY, MARK E. KAY, JAMES D. KAY, JR., JON SCOTT KAY, LOFTIN KINNARD and CAROLE ANNE ORSBORN (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto HCA REALTY, INC., a Tennessee corporation ("Grantee"), the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land lying in Fourth Civil District of Nashville, Davidson County, Tennessee, and being bounded on the north by the south right-of-way line of Chandler Road (unimproved) (formerly known as N.C. and St. L. Railroad) on the east by the west right-of-way line of Dodson Chapel Road, and on the west by the east right-of-way line of Central Pike, and being more particularly described as follows:

Beginning at an iron rod at the intersection of the east right-of-way line of Central Pike and the south right-of-way line of Chandler Road; thence with the south right-of-way line of Chandler Road along a curve to the left, the central angle of which is 61 deg. 33 min. 20 sec. the radius of which is 1234.00 feet, the chord of which is North 66 deg. 52 min. 53 sec. East, 1262.90 feet, along an arc length of 1325.74 feet to an iron rod; thence North 36 deg. 06 min. 13 sec. East, 116.82 feet to an iron rod in the west right-of-way line of Dodson Chapel Road; thence with the west right-of-way line of Dodson Chapel Road South 10 deg. 25 min. 45 sec. West, 550.21 feet to an iron rod; thence South 09 deg. 52 min. 17 sec. West, 192.21 feet to an iron rod; thence South 07 deg. 12 min. 27 sec. West, 403.24 feet to an iron rod; thence South 06 deg. 59 min. 30 sec. West, 784.71 feet to an iron rod; thence along a curve to the right, the central angle of which is 111 deg. 02 min. 26 sec., the radius of which is 30.00 feet, the chord of which is South 62 deg. 30 min. 43 sec. West, 49.46 feet, along an arc length 58.14 feet to an iron rod in the east right-of-way line of Central Pike; thence with the east right-of-way line of Central Pike along a curve to the right, the central angle of which is 34 deg. 17 min. 05 sec., the radius of which is 681.20 feet, the chord of which is North 44 deg. 49 min. 32 sec. West, 401.56 feet, along an arc length of 407.62 feet to an iron rod; thence North 27 deg. 40 min. 59 sec. West, 804.20 feet to an iron rod; thence along a curve to the left, the central angle of which is 16 deg. 43 min. 16 sec., the radius of which is 1467.39 feet, the chord of which is North 36 deg. 02 min. 37 sec. West, 426.72 feet along an arc length of 428.24 feet to the point of beginning.

Containing 959,880 square feet (22.036 acres, more or less).

Being the same property conveyed to James Kay and wife, Brucie Kay by deed from Mrs. Roberta V. Wright and Walter Wright, of record in Book 699, page 566, said Register's Office, both James Kay and Brucie Kay having since died. James Kay predeceased Brucie Kay. By the will of Brucie H. Kay of record in Will Book 163, page 376, Probate Court for Davidson County, Tennessee, said property has devised to Lucille K. Kinnard, Gloria L. Barnette, Billy C. Kay, Mark E. Kay and James Douglas Kay. James Douglas Kay predeceased Brucie H. Kay. His interest is vested in James D. Kay, Jr., Jon Scott Kay and Carole Anne Orsborn. Lucille K. Kinnard has since died, her interest being vested in Loftin Kinnard. Gloria L. Barnette and Gloria K. Barnette are one and same person.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever.

Grantors further covenant and bind themselves, their representatives, heirs and assigns to warrant specially and forever defend the title to said real estate to Grantee, the representatives, successors and assigns of Grantee, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit A attached hereto). All exhibits referred to herein are attached hereto and incorporated herein by reference.

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, Grantors have caused this Warranty Deed to be executed on the 29th day of August, 1996.

Gloria K. Barnette
GLORIA K. BARNETTE

Billy C. Kay
BILLY C. KAY

Mark E. Kay
MARK E. KAY

JAMES D. KAY, JR.

as atty in fact for Jon Scott Kay
JAMES D. KAY, JR., as Attorney-in-Fact for Jon Scott Kay

as atty in fact for Loftin Kinnard
JAMES D. KAY, JR., as Attorney-in-Fact for Loftin Kinnard

Carole Anne Orsborn
CAROLE ANNE ORSBORN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John D. Claybrook, Gloria K. Barnette, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this the 29th day of August, 1996.

John D Claybrook
Notary Public

My Commission Expires: 5/25/99

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16083928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John D Claybrook Billy C. Kay, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this the 29th day of August, 1996.

John D Claybrook
Notary Public

My Commission Expires: 5/25/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John D Claybrook Mark E. Kay, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this the 29th day of August, 1996.

John D Claybrook
Notary Public

My Commission Expires: 5/25/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John D. Claybrook, James D. Kay, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this the 29th day of August, 1996.

John D Claybrook
Notary Public

My Commission Expires: 5/25/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John D. Claybrook, James D. Kay, Jr., as Attorney-in-Fact for Jon Scott Kay and Loftin Kinnard, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this the 29th day of August, 1996.

Notary Public

My Commission Expires: 5/25/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John D. Claybrook, Carole Anne Orsborn, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this the 29th day of August, 1996.

Notary Public

My Commission Expires: 5/25/99

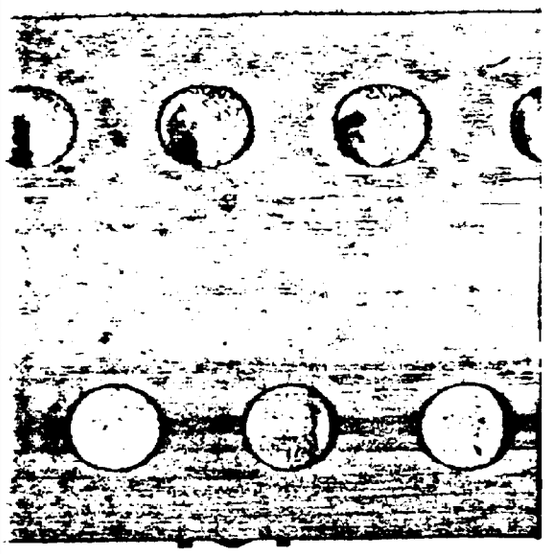
EXHIBIT A

1. Ad valorem real estate taxes for 1996.

2. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

2654 08/30 0101 03CHECK 2300.50





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

RECEIVED OF _____

FOR _____

BOOK 10172 PG 987

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
615000.00
CON TX 2275.50
PRFEE 1.00
WDEED 24.00
TOTAL 2300.50
CHECK 2300.50

08/30/96 01 10:22 0001 2654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 19799
IDENTIF. ↑ REFERENCE

96 AUG 30 AM 10: 19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025177