BOOK 10188 PG 843

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 . This transaction is exempt from payment of conveyance taxes pursuant to T.C.A. §67-4-409(f)(1).

Affiant Joe E. Swing, Director
Public Property Administration

Subscribed and sworn to before me this 12TH day of September, 1996.

Notary Public

My Commission Expires: 1-30-99

****

ADDRESS OF NEW OWNER: SEND TAX BILL TO: MAP-PARCEL NO.

The Metropolitan Government of Nashville and Davidson County, Tennessee
222 Third Avenue North
Suite 650
Nashville, Tennessee 37201

SAME
(exempt)

Map 86
Parcel 147

****

FELIX Z. MITCHELL REGISTER
DAVIDSON COUNTY, TN.
96 SEP 12 AM 10:31
PICK-UP
IDENTIF. → REFERENCE
0224418

SPECIAL 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, HCA REALTY, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE ("Grantee"), the representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), 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 HCA Realty, Inc. by deed from Gloria K. Barnette, Billy C. Kay, Mark E. Kay, James D. Kay, Jr., Jon Scott Kay, Loftin Kinnard and Carole Anne Orsborn of record in Book 10172, page 981, Register's Office for Davidson County, Tennessee.

The property shall be used by the Grantee as a police precinct, community center, fire hall/ambulance station or any other public purpose, excepting however the following:

No part of the Property or any of the improvements now or hereafter located thereon may be used or operated as an acute care facility or medical-surgical hospital or for the provision of services usually provided in such a facility or hospital or to provide any services that are furnished at any hospital or medical facility located in Davidson County, Tennessee owned or operated by Grantor or any "affiliate" (as hereinafter defined) of Grantor. This provision shall run with the land and be binding upon all successors and assigns of Grantee and

shall be enforceable only for so long as the hospital currently known as Summit Medical Center continues to operate as an acute care facility at its current location or Grantor or any affiliate of Grantor operates any other hospital or medical facility within a one and one-half (1.5) mile radius of the Property. "Affiliate" as used herein shall mean any person, firm, partnership, corporation or other entity ("Person") that directly or indirectly controls or is controlled by or is under common control with Grantor. For purposes of this definition, "control" (including the correlative meanings of the terms "controlled by" and "under common control with"), as used herein, shall mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such Person, through the ownership of voting securities, partnership interests or other equity interests.

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

Grantor further covenants and binds itself, its representatives, successors 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 claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A attached hereto), but not further or otherwise. 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, Grantor has caused this Special Warranty Deed to be executed on the 9th day of September, 1996.

HCA REALTY, INC., a Tennessee corporation

By: _____
Name: David J. Malone, Jr.
Title: Vice President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared David J. Malone, Jr., 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 Vice President of HCA Realty, Inc., the within named bargainor, a corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice President.

Witness my hand and seal, at office, this 9th day of September, 1996.

Ronnie H. Watson
Notary Public

My Commission Expires: July 24, 1999



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.

7583 09/12 0101 01CASH 20.00