BOOK 10221 PG 4

| ADDRESS New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Mid-State Health Care Associates, LLC<br>404 BNA DRIVE, Suite 404<br>Nashville, TN 37217-2514 | Map 81-6<br>Parcels 331 and 336 | Same |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MDB)<br>414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219 | | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **INTERNATIONAL HEALTH CARE PROPERTIES XXII, L.P.** , a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **MID-STATE HEALTH CARE ASSOCIATES, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Terms and conditions contained in an agreement for dedication of easement for Sanitary and/or Storm Drainage executed by Buchanan Nursing Homes, Inc. To the Metropolitan Government of Nashville and Davidson County, Tennessee, dated July 28, 1966, recorded in Book 4058, page 490, Register's Office for Davidson County, Tennessee.

This is improved property, known as **2030 Twenty-Fifth Avenue, North, Nashville, Davidson County, Tennessee.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,651,296.00.

Jere M. Ervin
Affiant

Subscribed and sworn to before me this 3rd day of October, 1996.

WILLIAM J. ERVIN
NOTARY AT LARGE
TENNESSEE

William J. Ervin
Notary Public
My Commission Expires: 7-25-1998

0375412 01
046912-000 10/02/96

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

3rd IN WITNESS WHEREOF, the Grantor has executed this Deed this day of October, 1996.

**INTERNATIONAL HEALTH CARE PROPERTIES XXII, L.P.**

By: INTERNATIONAL HEALTH CARE ASSOCIATES XXII, INC., General Partner

By: Jere M. Ervin
Jere M. Ervin
Executive Vice-President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jere M. Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Executive Vice-President of International Health Care Associates XXII, Inc., the general partner of International Heath Care Associates XXII, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Executive Vice-President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Executive Vice-President of International Health Care Associates XXII, Inc., general partner of International Health Care Associates XXII, L.P..

3rd Witness my hand and seal, at office in Nashville, Tennessee, this the day of October, 1996.

William J. Ervin
NOTARY PUBLIC

MY TERM EXPIRES JULY 25, 1998

My Commission Expires: _____

WILLIAM J. ERVIN NOTARY AT LARGE TENNESSEE

## EXHIBIT A

**(Legal Description)**

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the easterly side of Twenty-Fifth Avenue North, south of Clarksville Pike, being a part of Lot No. 17, as shown on the plan of J. B. And John Nichols Plan of Lots as of record in Deed Book 31, page 603, R. O. D.C., and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of a twelve-foot wide alley and the easterly right-of-way line of Twenty-Fifth Avenue North, said point also being S 02° 57' W, 130.43 feet from an iron pin at the southerly terminus of a curve return to the southerly right-of-way line of Clarksville Pike;

THENCE, with said southerly right-of-way line S 61° 16' E, 397.86 feet to a point;

THENCE, leaving said right-of-way line with the westerly line of property conveyed to Albert Shaw, et ux, by deed of record in Book 6590, page 865, R.O.D.C., S 23° 13' W, 67.50 feet to a point in the northerly lien of property conveyed to James L. Swett by deed of record in Book 8319, page 434, R.O.D.C.;

THENCE, with said line N 75° 24' W, 95.00 feet to a point;

THENCE, with the westerly line of said Swett Property and property conveyed to William Rucker by deed of record in Book 7003, page 707, R. O. D.C., S 05° 32' W, 121.86 feet to a point in the northerly right-of-way lien of an alley;

THENCE, with said right of way line N 78° 08' 30" W 239.23 feet to the point of intersection with the easterly right-of-way line of Twenty-Fifth Avenue North;

THENCE, with said right-of-way line N 02° 57' E, 301.87 feet to the point of beginning.

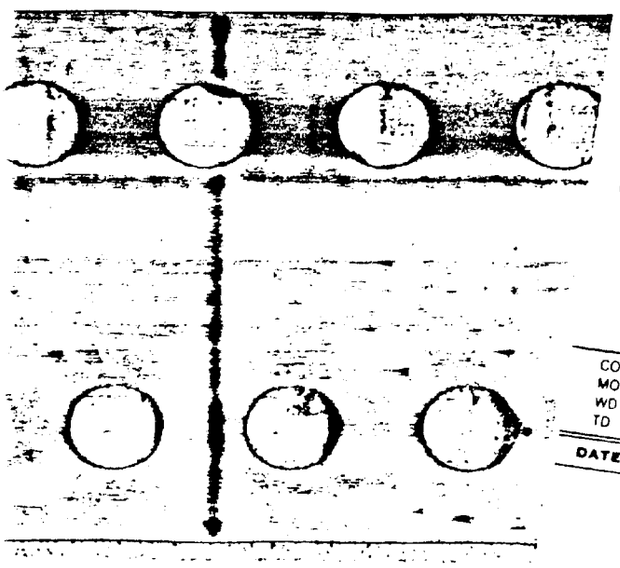
Containing 72,142 square feet or 1.656 acres, more or less.

BEING the same property conveyed to International Health Care Properties XXII, L.P. by deed from Crestview Nursing Home, Inc. of record in Book 8965, page 874, Register's Office for Davidson County, Tennessee.

96 OCT -9 PM 3:54
REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

0234584
IDENTIFICATION REFERENCE

8393 10/09 0101 03CHECK 9822.80



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

RECEIVED OF _____

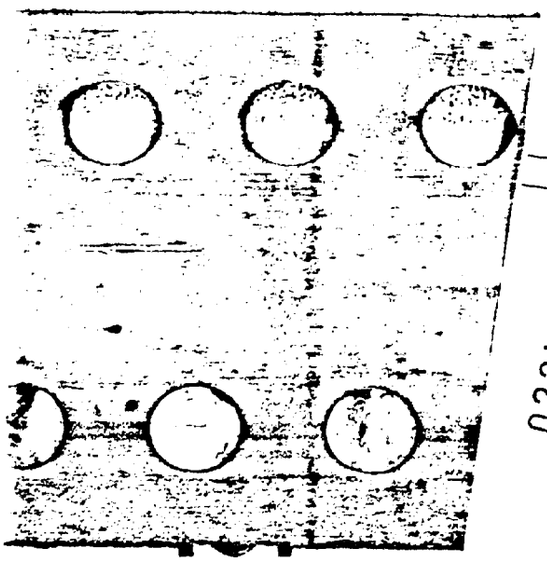
FOR _____

BOOK 10221 PG 7

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE
MISC MISCELLANEOUS
CO TX STATE TAX CONVEY
MO TX STATE TAX MORT
PRFEE PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 2651296.00 |
| | | | CON TX | 9809.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 9822.80 |
| 10/09/96 | 01 | | CHECK | 9822.80 |
| | | | 15:55 | 0001 8393 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0234584
IDENTIF. # REFERENCE

96 OCT -9 PM 3:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1075445

No [redacted]