BSW
Book 37

BOOK 10536 PG 937

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
AB 1, LLC c/o William C. Barkley Armistead & Barkley 54 Music Square East, St. 102 Nashville, TN 37203	104-8-250	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JGC) 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, **CARRIAGE HEALTH CARE, INC.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **AB 1, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon, and all right, title and interest of Grantor in and to easements, rights-of-way and alleys adjoining or abutting said real estate (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, known as 1400 18th Avenue South, Nashville, Tennessee 37212.

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 to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds itself, its successors and representatives, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

William G. Barkley
Affiant

Subscribed and sworn to before me this 18th day of July, 1997.

Barbara S. Williams
Notary Public
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

0425269.01
000062-001 07/07/97

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officer on this 21 day of July, 1997.

CARRIAGE HEALTH CARE, INC.

By: Bradley D. Long

Title: Vice president

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara S. Williams the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bradley D. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Carriage Health Care, Inc., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 18th day of July, 1997.

Barbara S. Williams
NOTARY PUBLIC

My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999



0425269.01
000062-001 07/07/97

EXHIBIT A

BOOK 10538 PG 939

Land in Davidson County, Tennessee, being Lots 1 to 5, 8 to 12, and part of Lots 6 and 7, and an alley, shown on the plan of E. C. Scruggs' Subdivision of Lot 43, O.B. Hayes Plan of record in Book 57, page 62, Register's Office for Davidson County, Tennessee, and described as follows according to a survey by Michael V. Holmes, dated October 8, 1975:

Beginning at the southwest corner of 17th Avenue South, formerly Addison Street, and Horton Street, formerly Weston Street; thence with the westerly margin of 17th Avenue South, South 5 degrees 29' 45" West 314.95 feet to the northerly margin of a 15' alley; thence with the same North 85 degrees 36' 45" West 330.87 feet to a point in the easterly margin of 18th Avenue South, formerly Lamar Street; thence with the margin of the same, North 5 degrees 28' 29" East 315.15 feet to the southeast corner of 18th Avenue South and Horton Street; thence with the margin of Horton Street, South 85 degrees 34' 43" East 330.98 feet to the point of beginning. Containing 2.39 acres.

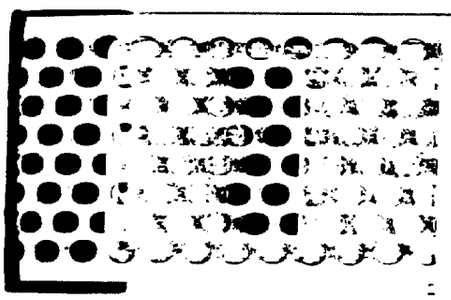
Being the same property conveyed to Carriage Health Care, Inc. by deed from Robert H. Waldschmidt, Trustee of record in Book 8261, page 829, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1997 real property taxes, which are a lien, but are not yet due and payable; and

2. All matters shown on the survey of the Property dated June 20, 1997, last revised June 30, 1997, prepared by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, and the Surveyor's Report prepared in conjunction therewith.

0328663
IDENTIFICATION/REFERENCE
97 JUL 21 PM 2:46
2693 07/21 0103 SCANNED



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

RECEIVED OF _____

FOR _____

BOOK 10538 PG 941

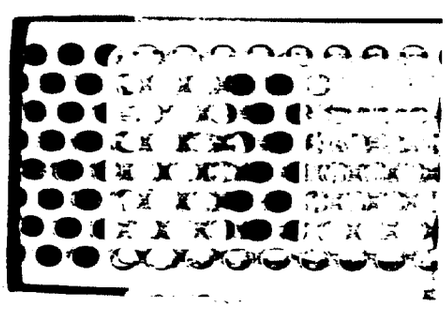
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAPT
3000000.00
CO TX 1100.00
PRFEE 1.00
WDEED 16.00
TOTAL 1117.00
CHECK 1117.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/21/97 01 14:47 0001 7093



0328663
IDENTIFICATION REFERENCE

97 JUL 21 PM 2:46

REGISTER
DAVIDSON COUNTY TN

No. 1176782