This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, Tn 37219
00285250, Box 35

# WARRANTY DEED

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NUMBERS |
|---|---|---|
| Madison Assisted Living, Ltd.<br>94 Twin Hills Drive<br>Madison, TN 37115 | Owner | Map 34-03<br>Parcel 23 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by Madison Assisted Living, Ltd., a Texas Limited Partnership, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, J & G Associates, a Tennessee General Partnership composed of Gerlie V. Rickard and William J. Sudekum, Sr., have this day bargained and sold and do hereby transfer and convey unto the said Madison Assisted Living, Ltd., a Texas Limited Partnership, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

LINDA V. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires SEPT. 6, 2001

Subscribed and sworn to before me, this the 20 day of October, 1998.

Notary Public

My Commission Expires: _____

This is improved (●) unimproved (X) property, known as:

94 Twin Hills Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever, J & G Associates covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for matters shown on Schedule A, attached hereto.

J & G Associates FURTHER COVENANTS AND BINDS itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 20 day of October, 1998, the partnership having caused its name to be signed hereto by its partners.

J & G ASSOCIATES, a Tennessee General partnership

By: _____
Gerlie V. Rickard, Partner

BY: _____
William J. Sudekum, Sr, Partner

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared, Gerlie V. Rickard and William J. Sudekum, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themself to be partners of J & G Associates, a Tennessee General Partnership, the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained, being authorized so to do.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 20 day of October, 1998.

_____
NOTARY PUBLIC

Commission expires: _____

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2001

EXHIBIT A

A TRACT OF LAND LOCATED IN THE TENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET THIS SURVEY IN THE SOUTHERLY RIGHT-OF-WAY OF TWIN HILLS DRIVE 748 FEET, MORE OR LESS, SOUTHEASTERLY FROM THE CENTER OF GALLATIN PIKE, SAID IRON ROD BEING A NORTHEASTERLY CORNER OF GALLERY AT RIVERGATE LTD./LNRC VENTURE PROPERTY OF RECORD IN DEED BOOK 6418, PAGE 993, R.O.D.C. AND THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT;

THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY SOUTH 53°59'43" EAST, 300.00 FEET TO A 1/2" IRON ROD FOUND IN PLACE AT A NORTHWESTERLY CORNER OF GERLIE V. RICKARD, et ux PROPERTY OF RECORD IN DEED BOOK 4771, PAGE 297, R.O.D.C.;

THENCE WITH THE WESTERLY BOUNDARY OF SAID RICKARD PROPERTY SOUTH 44°53'00" WEST, 262.64 FEET TO A 5/8" IRON ROD FOUND IN PLACE AT A NORTHWESTERLY CORNER OF GERLIE V. RICKARD, et ux PROPERTY OF RECORD IN DEED BOOK 5801, PAGE 345, R.O.D.C.;

THENCE WITH THE WESTERLY BOUNDARY OF SAID RICKARD PROPERTY SOUTH 44°15'40" WEST, PASSING OVER A 1/2" IRON ROD FOUND IN PLACE AT 299.60 FEET AND CONTINUING ON, IN ALL, 299.78 FEET TO A 5/8" IRON ROD SET THIS SURVEY IN THE NORTHERLY BOUNDARY OF SHEPHERD HILLS SUBDIVISION, SECTION NO. 1, OF RECORD IN PLAT BOOK 2331, PAGE 46, R.O.D.C.;

THENCE WITH SAID SUBDIVISION BOUNDARY AS FOLLOWS:

NORTH 46°40'04" WEST, 53.28 FEET TO A 1/2" IRON ROD FOUND IN PLACE;
NORTH 45°54'41" WEST, 245.90 FEET TO A 5/8" IRON ROD FOUND IN PLACE AT A SOUTHEASTERLY CORNER OF THE AFOREMENTIONED GALLERY AT RIVERGATE LTD./LNRC VENTURE PROPERTY;

THENCE NORTH 44°49'34" EAST, 520.95 FEET TO THE BEGINNING;

CONTAINING 161,003 SQUARE FEET OR 3.696 ACRES, MORE OR LESS, AND BEING THE SAME PROPERTY CONVEYED TO J & G ASSOCIATES BY DEED FROM JIM SISCO, et al OF RECORD IN BOOK 9493, PAGE 155, R.O.D.C.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easements in favor of the Metropolitan Government for Nashville and Davidson County for sewer of record in Book 5587, page 475; Book 5587, page 472, Register's Office of Davidson County, Tennessee.

2. Survey of Gresham, Smith and Partners, dated March 13, 1998, shows flowage of storm drainage across the central and south central portions, and powerline overhang and guy anchors along Twin Hills Drive right-of-way.

98 OCT 21 AM 9:27
REGISTER
DAVIDSON COUNTY, TN.

0502022
IDENTIF. ↑ REFERENCE

5835 10/21 0101 03CHECK 9.00

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11163 PAGE 359

| | | |
|---|---|---|
| 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 |
| TO - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 250000.00 |
| | | | CON TX | 925.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 940.00 |
| | | | CHECK | 940.00 |
| 10/21/98 | 01 | | 09:30 0001 | 5835 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502022
IDENTIF. ↑ REFERENCE

98 OCT 21 AM 9:27

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360840