50-A
FRH

BOOK 11305 PAGE 191

This instrument prepared by:
Stokes & Bartholomew, P.A. (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNERS

CSP Graycroft Associates, L.P.
24 White Bridge Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:

Same

MAP-PARCEL NO:

Map 51-10
Parcel 3

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MDPC REALTY ASSOCIATES, LLC, a Tennessee limited liability company, hereinafter the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto CSP GRAYCROFT ASSOCIATES, L.P., a Tennessee limited partnership, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A

This is improved property known as 1221 Briarville Road, Madison, Tennessee, Map 51-10, Parcel 3.

This conveyance is made subject to: 1998 real property taxes, a lien, due but not yet delinquent.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land including, the title of GRANTOR'S successor, Dialysis Associates, LLC, a Tennessee limited liability company, to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever, but not further or otherwise.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 19th day of January, 1999.

MDPC REALTY ASSOCIATES, LLC

By: _____

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Hymes, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Chief Manager of MDPC and is authorized by MDPC or by its constituent, the constituent being authorized by the MDPC, to execute this instrument on behalf of the MDPC.

Witness my hand and official seal at office, this 19th day of January, 1999.

_____
Notary Public

My Commission Expires:
FRED RUSSELL HARWELL
Notary Public, Davidson Co., TN
My Comm. Expires July 22, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 1,112,481.09.

_____
Affiant

Sworn to and subscribed before me
this 19th day of January, 1999.

_____
Notary Public

My Commission Expires:
FRED RUSSELL HARWELL
Notary Public, Davidson Co., TN
My Comm. Expires July 22, 2000

::ODMA\PCDOCS\DOCS\80570\1

99 JAN 21 AM 8:14
ILL KRISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0539 031

5194 01/21/1999 01:01 03CHECK 4171.18

EXHIBIT A

Land lying in Metropolitan Nashville and Davidson County, Tennessee, being located east of Briarville Road, and west of South Graycroft Drive, and being part of Lot 6 of Oakland Acres, Section Six, as of record in Plat Book 2330, page 97, Register's Office for Davidson County, Tennessee, and being further described according to a survey, dated January 7, 1999, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177:

Beginning at an iron pin corner on the east side of Briarville Road, said Road having a 50.00 right of way and said iron pin being 769.95 feet south of the south right of way of Due West Avenue; thence along the common boundary line of Lot 6 and Lot 7 of the above mentioned subdivision of Oakland Acres, Section Six, South 81 degrees 50 minutes 42 seconds East 92.40 feet to an iron pin corner; thence continuing with said common line between Lots 6 and 7, South 59 deg 35 min 25 sec East 114.54 feet to a point being a PK nail in the west right of way of South Graycroft Drive as widened according to a deed to Metropolitan Government of Nashville and Davidson County, Tennessee, from Freda G. Moon and Tony Moon of record in Book 8362, page 188, Register's Office for Davidson County, Tennessee, said South Graycroft Drive having a right of way of 60.0 feet as widened; thence southwestwardly with said west right of Way of South Graycroft Drive and with a curve to the right for a distance of 72.38 feet to a monument disc, said curve having a central angle of 5 deg 55 min 24 sec, a radius of 700.13 feet, a tangent of 36.22 feet,, a chord bearing S 36 deg 15 min 43 sec W 72.35 feet; thence continuing with the right of way of South Graycroft Drive S 39 deg 13 min 25 sec W 199.80 feet to a monument disc; thence continuing with said right of way of South Graycroft Drive around a curve to the left for a distance of 16.94 feet to a point at the intersection of the west right of way of South Graycroft Drive and the east right of way of Briarville Road, said point of intersection being a monument disc, and said curve having a central angle of 1 deg 16 min 20 sec, a radius of 762.90 feet, a tangent of 8.47 feet, and a chord bearing S 38 deg 35 min 15 sec W 16.94 feet; thence with the right of way of Briarville Road, as widened, in a northwestwardly direction around a curve to the left for a distance of 84.32 feet to a point; said curve having a central angle of 96 deg 37 min 40 sec, a radius of 50.00 feet, a tangent of 56.15 feet, and a chord bearing N 18 deg 53 min 18 sec W 74.68 feet; thence continuing with the right of way of Briarville Road around a curve to the right for a distance of 32.88 feet to an iron pin, said curve having a central angle of 75 deg 21 min 16 sec, a radius of 25.00 feet, a tangent of 19.31 feet, and a chord bearing N 29 deg 31 min 19 sec W 30.56 feet; thence continuing with the east margin of Briarville Road, having a right of way of 50.0 feet, N 8 deg 09 min 18 sec E 202.24 feet to the point of beginning, and containing 0.796 ± acre, or 34,700 ± square feet.

Being the same property conveyed to MDPC Realty Associates, LLC by Quit Claim deed from DIALYSIS ASSOCIATES, LLC of record in Book 11277, page 879, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11305 PAGE 194

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

053903I

IDENTIF. & REFERENCE

99 JAN 21 AM 8:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	1112481.09
CON TX	4116.18
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	4131.18
CHECK	4131.18

01/21/99 01 08:13 0001 5194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414618