40-A

WARRANTY DEED

BOOK 11728 PAGE 492

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Nov 19 99

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: AT LARGE 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219
My Commission Expires July 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Government	TAX EXEMPT/GOVERNMENTAL AGENCY	Map 161
(NAME)	(NAME)	
222 Third Ave.,N., Ste. 650		P/O Parcel 193
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dandridge Towers, Ltd., a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Metropolitan Government of Nashville and Davidson County, Tennessee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

Being part of the same property conveyed to Dandridge Towers, Ltd., a Tennessee limited partnership, by deed from Episcopal Retirement Center, Inc., a Tennessee non-profit corporation, of record in Book 6693, page 45, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises, and the real estate taxes for the current year.

06534611

RECEIVED FOR REFERENCE
DAVIDSON COUNTY, TN.
REGISTER
99 NOV -2 PM 3:57

unimproved (X)
This is improved ( ) property, known as Map 161, Part of Parcel 193, Nashville, Tennesse 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 6th day of October 19 99

Dandridge Towers, Ltd., a Tennessee limited partnership,
By: SEQUOYAH, A TENNESSEE GENERAL PARTNERSHIP, GENERAL PARTNER

By: H. Pat Wood
H. Pat Wood, General Partner

RECEIPT #
CHECK
14.00

Patricia A Kavanaugh
Notary Public
Comm. expires 8/5/2003

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF Tenn)
COUNTY OF Knox)

Before me, the undersigned, of the state and county aforesaid, personally appeared H. Pat Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Sequoyah, a Tennessee general partnership and General Partner of Dandridge Towers, Ltd., the within named bargainor, a Tennessee limited partnership, and that he as such General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by himself as General Partner.

Witness my hand and official seal this 10th day of October, 1999.

Patricia A. Carbaugh
Notary Public

My Commission Expires: 8/5/2003

EXHIBIT "A"

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF LOT 1 ON THE SUBDIVISION PLAT OF HICKORYVIEW COMMERCIAL PARK OF RECORD IN PLAT BOOK 5200, PAGE 130, REGISTER'S OFFICE SAID COUNTY AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY EDWARD L. ADAMS MADE 11-20-97 AS FOLLOWS:

COMMENCING FROM A P.K. NAIL (OLD) IN THE SOUTH RIGHT-OF-WAY LINE OF OCALA DRIVE (A 50 FOOT RIGHT-OF-WAY) BEING THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT AND THE NORTHWEST CORNER OF AVALON HEALTH CARE, LLC OF RECORD IN DEED BOOK 10744, PG. 209, SAID P.K. NAIL FURTHER DESCRIBED AS BEING 770.8 FEET ALONG THE SOUTH MARGIN OF OCALA DRIVE FROM A CONCRETE MONUMENT IN THE WEST RIGHT-OF-WAY LINE OF NOLENSVILLE ROAD; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF OCALA DRIVE NORTH 88°47'07" WEST 257.42 FEET TO A P.K. NAIL (OLD); THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°02'16", A RADIUS OF 1064.77 FEET, AN ARC LENGTH OF 112.20 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 88°10'41" WEST 112.15 FEET TO AN IRON PIN (NEW) THE POINT OF BEGINNING AND NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE WITH A NEW LINE ACROSS SAID LOT 1 SOUTH 06°12'19" WEST 286.44 FEET TO AN IRON PIN (NEW) IN THE NORTH LINE OF HEALTH CARE ASSOCIATES OF RECORD IN DEED BOOK 7347, PAGE 782 SAME BEING RESERVE PARCEL "D" ON SAID PLAT OF HICKORYVIEW COMMERCIAL PARK, SAID IRON PIN BEING NORTH 78°10'22" WEST 17.95 FEET FROM A CONCRETE MONUMENT (OLD-BROKEN TOP WITH NEW P.K. NAIL); THENCE WITH SAID NORTH LINE OF HEALTH CARE ASSOCIATES NORTH 78°10'22" WEST 540.10 FEET TO AN IRON PIN (OLD) IN THE EAST LINE OF LM COMPANY OF RECORD IN DEED BOOK 9202, PAGE 767 SAME BEING RESERVE PARCEL "E" OF SAID PLAT; THENCE WITH SAID LM COMPANY'S EAST LINE NORTH 09°10'54" WEST 134.48 FEET TO AN IRON PIN (OLD) IN THE SOUTH LINE OF HICKORY FOREST, LTD. OF RECORD IN DEED BOOK 5984, PAGE 206 SAME BEING RESERVE PARCEL "C" ON THE SUBDIVISION PLAT OF GREENLEAF HEIGHTS OF RECORD IN PLAT BOOK 5200, PAGE 260, THENCE WITH SAID SOUTH LINE OF HICKORY FOREST, LTD. NORTH 80°41'52" EAST 268.75 FEET TO A CHISELED "X" (NEW) ON WATER METER COVER OF METER VAULT IN SAID RIGHT-OF-WAY LINE OF OCALA DRIVE; THENCE WITH SAID RIGHT-OF-WAY LINE AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 104°13'16", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 72.76 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 47°09'54" EAST 63.14 FEET TO AN IRON PIN (OLD); THENCE NORTH 80°43'29" EAST 190.00 FEET TO AN IRON PIN (OLD); THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°26'54", A RADIUS OF 1064.77 FEET, AN ARC LENGTH OF 82.67 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82°56'07" EAST 82.65 FEET TO THE POINT OF BEGINNING, CONTAINING 2.66 ACRES, MORE OR LESS.

