Instr:200001040000927 Page: 1 OF 4
REC'D FOR REC 01/04/2000 12:31:25PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $3449.88

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
J.E. Stevenson M.K. Stevenson 4124 Franklin Road Nashville, TN 37204	Map 83-5/Parcel 129 Map 83-5/Parcel 96	Same

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Nine Hundred Thirty-Two Thousand Four Hundred and NO/100 DOLLARS ($932,400.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MILLER MEDICAL GROUP, P.C.** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **J. E. STEVENSON** and **M. K. STEVENSON** (together, the "Grantee"), Grantee's heirs, 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 those matters shown on **Exhibit "B"** (the "Permitted Exceptions").

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

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, 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.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of December, 1999.

MILLER MEDICAL GROUP, P.C.

By: Susan Morgan MD
Name: SUSAN MORGAN, MD
Title: PRESIDENT MMG PC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $932,400.00.

Affiant

Subscribed and sworn to before me this 30 day of December, 1999.

Notary Public
My Commission Expires: 9/28/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0613607.02
064421-003 12/28/1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jean C. Herzer, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Susan Morgan, MD President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be President of **MILLER MEDICAL GROUP, P.C.**, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30 day of December, 1999.

Jean C. Herzer
NOTARY PUBLIC

My Commission Expires: 9/28/02

Exhibit "A"

Legal Description

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgefield Hospital, Inc. of record in Book 7900, page 194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Together with parking easements and other rights as defined in that certain Cross Use Agreement of record in Book 5180, page 41, as amended by instrument of record in Book 8362, page 538 and Book 10123, page 886 and that certain Parking Easement Agreement of record in Book 8362, page 528, as amended by instrument of record in Book 8583, page 914 and as amended and restated by instrument of record in Book 10099, page 773.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Edgefield Hospital, Inc., of record in Book 7900, page 194, said Register's Office.

All of the above property being the same property conveyed to Miller Medical Group, P.C., by deed from Edgefield Healthcare Limited Partnership of record in Book 10095, page 162, Register's Office for Davidson County, Tennessee.

This is improved property, known as 602 Gallatin Pike, Nashville, Tennessee

ADDITIONAL DERIVATION:

Also being the same property conveyed to Miller Medical Group, P.C. by deed from MM Group, LLC being recorded simultaneously herewith.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2000 and subsequent years.

2. Cross Use Agreement of record in Book 5180, page 41, as amended by instruments of record in Book 8362, page538 and Book 10123, page 886, said Register's Office.

3. Parking Easement Agreement of record in Book 8362, page 528, as amended by instrument of record in Book 8583, page 914, and as amended and restated by instrument of record in Book 10099, page 773, said Register's Office.

4. Party Wall Agreement of record in Book 10123, page 878, said Register's Office.

5. First Modification to Amended and Restated Parking Easement Agreement of record in Book 10598, page 52, said Register's Office.