PICK-UP

Instr:200004270041779 Page: 1 OF 3
REC'D FOR REC 04/27/2000 12:45:32PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1017.50

GENERAL WARRANTY DEED

FROM: **Hugh Denney and wife, Patricia W. Denney,** Grantors

TO: **Memorial Animal Hospital, Inc.,** Grantee

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Rd, Suite 220
Nashville, TN 37215-2860

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Memorial Animal Hospital, Inc. 4803 Trousdale Drive Nashville, TN 37220	Memorial Animal Hospital, Inc. 4803 Trousdale Drive Nashville, TN 37220	Map 146-4 Parcel 164 Field Book No. 06DU28260

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, Hugh Denney and wife, Patricia W. Denney ("Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto Memorial Animal Hospital, Inc., ("Grantee"), its successors and assigns, two (2) tracts of land situated in Davidson County, Tennessee, described as follows:

See attached **Exhibit "A"** for description.

Being the same property conveyed to Hugh Denney and wife, Patricia W. Denney by Deed of record in Book 5088, Page 348, Register's Office for Davidson County, Tennessee.

This is improved property known as 4803 Trousdale Drive, Nashville, TN 37220.

This conveyance is made subject to all matters shown on any applicable recorded Plan, and any applicable restrictive covenants, easements or setback lines that are of record.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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 Grantors have executed this Deed on this 26th day of April, 2000.

Hugh Denney

Patricia W. Denney

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Hugh Denney and wife, Patricia W. Denney**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, on this 26th day of April, 2000.

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Michael J. Philbin
My Commission Expires
May 27, 2001

Commission Expiration Date

Notary Public

Michael J. Philbin
Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this conveyance is $275,000.00.

Memorial Animal Hospital, Inc.,
Grantee

By: Allan Holladay
Allan Holladay, President

Subscribed and sworn to before me this 26th day of April, 2000.

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Michael J. Philbin
My Commission Expires
May 27, 2001

Commission Expiration Date

Notary Public

Michael J. Philbin
Printed Name of Notary

EXHIBIT A

Description

TRACT 1

A tract of land in the 6th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point, said point being the southeast corner of the property conveyed to Tenneco Oil Company by deed from Dorothy R. Norton, as of record in Book 4442, page 149, Register's Office for Davidson County, Tennessee; thence south 3° 52' 30" west 50 feet; north 86° 07' 30" west 210 feet; north 3° 52' 30" east 50 feet; south 86° 07' 30" east 210.00 feet to the point of beginning.

Easement for Trousdale Drive lying within boundaries of property along the easterly line as hereinbefore described, and as set out in grants to Davidson County, Tennessee, by Louisville and Nashville Railroad Company, of record in Book 3286, pages 449 and 453, Register's Office for Davidson County, Tennessee.

TRACT 2

A tract of land in the 6th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the westerly margin of Trousdale Drive, said point being 50 feet in a direction of south 3° 52' 30" west from the southeast corner of the property conveyed to Tenneco Oil Company by deed from Dorothy R. Norton as of record in Book 4442, page 149, Register's Office for Davidson County, Tennessee; thence in a southerly direction along the westerly margin of Trousdale Drive a distance of 15 feet; thence north 86° 07' 30" west a distance of 210 feet; thence north 3° 52' 30" east a distance of 15 feet; thence south 86° 07' 30" east a distance of 210 feet to the point of beginning.

Easement for Trousdale Drive lying within boundaries of property along the easterly line as hereinbefore described, and as set out in grants to Davidson County, Tennessee, by Louisville and Nashville Railroad Company, of record in Book 3286, pages 449 and 453, Register's Office for Davidson County, Tennessee.