File 35
CTIC

OWNER/RESPONSIBLE TAXPAYER:
Dandridge II, L.P.
1600 Riverview Tower
Knoxville, TN. 37902
Tax I.D. No. Map 161Parcel 193

THIS INSTRUMENT PREPARED BY:
Ben M. Davidson, Attorney
CROLEY, DAVIDSON, HUIE
1500 First Tennessee Plaza
Knoxville, Tennessee 37929
(72882)

WARRANTY DEED

THIS INDENTURE made as of this 8th day of August, 2002, between **DANDRIDGE TOWERS, LTD., a Tennessee limited partnership**, First Party, and **DANDRIDGE II, L.P., a Tennessee limited partnership,** Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property as set forth hereof;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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, filed of record in Book 6693, page 45, in the office of the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein. **TO HAVE TO HOLD** the same unto the Second Party, its successors and assigns forever.

AND said First Party, for itself, its successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except those matters set forth in Exhibit "B" attached hereto; and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

DANDRIDGE TOWERS, LTD.,
a Tennessee limited partnership

BY: SEQUYOAH,
a Tennessee General Partnership,
General Partner

BY: T. N. Rahwood

ITS: Authorized Partner

Davidson County DEEDWARR
Recvd: 08/08/02 11:44 4pgs
Fees:23.00 Taxes:18000.50
20020808-0095648

STATE OF TENNESSEE)
) **SS:**
COUNTY OF KNOX)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, W. 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 the **authorized partner** of **Sequyoah, a Tennessee General Partnership**, which is **General Partner** of **Dandridge Towers, LTD., a Tennessee limited partnership**, the within named bargainor, and that he as such partner of the General Partner, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner of the General Partner.

WITNESS my hand and official seal at office in Knox County, Tennessee this 7th day of August, 2002.

My Commission Expires:
11/30/04

Frances F. Clark
Notary Public

FRANCES F. CLARK NOTARY PUBLIC AT LARGE KNOX CO., TENN.

I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 4,865,000.00.

W. Pat Wood
Affiant

Subscribed and sworn to before me this 7th day of August, 2002.

Frances F. Clark
Notary Public

FRANCES F. CLARK NOTARY PUBLIC AT LARGE KNOX CO., TENN.

My Commission Expires: 11/30/04

/ws31/wdeed/72711

EXHIBIT "A"

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, and being all of Lot 1 of the Resubdivision of Lot One of Hickoryview Commercial Park, recorded in Plat Book 9700, page 981, in the Register's Office for said county and more particularly described as follows:

BEGINNING at 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 Hickoryview Commercial Park and the northwest corner of Avalon Health Care, LLC, of record in Deed Book 10744, page 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 and being the northeast corner of the herein described property; thence leaving said Ocala Street with the west line of Avalon Health Care, LLC, as recorded in Deed Book 10744, page 209 same being Lot 1 of the subdivision of reserve Parcel "C" of Hickoryview Commercial Park recorded in Plat Book 5190, page 674, S. 06 deg. 12 min. 19 sec. W., 310.07 feet to a concrete monument (old); thence leaving Avalon Health Care, LLC Property and continuing with Health Care Associates Property as recorded in Deed Book 7347, page 782 same being reserve Parcel "D" Subdivision Plat of Hickoryview Commercial Park recorded in Plat Book 5200, page 130 N. 86 deg. 26 min. 45 sec. W, 350.01 feet to a concrete monument (old), said concrete monument broken off with P.K. Nail set in top of broken monument; thence N. 78 deg. 10 min. 22 sec. W., 17.95 feet to an iron pin (old); thence leaving said Health Care Associates and running with the east line of Metro Government Water Services Property as recorded in Deed Book 11728, page 492, N. 06 deg. 12 min. 19 sec. E., 286.44 feet to an iron pin (old); thence leaving Metro Government Water Services Property and continuing with the south right-of-way line of Ocala Drive (having a 50 foot right-of-way) and with a curve to the right having a central angle of 06 deg. 02 min. 16 sec., a radius of 1064.77 feet, an arc length of 112.20 feet, and a chord bearing and distance of North 88 deg. 10 min. 41 sec. East, 112.15 feet to an P.K. Nail (Old); thence S. 88 deg. 47 min. 07 sec. E., 257.42 feet to the point of BEGINNING. Containing 110,937 square feet or 2.55 acres more or less.

According to survey of Edward L. Adams, surveyor, R.L.S. # 1139 dated June 6, 2002, last revised August 1, 2002 bearing job number 2042. Surveyor's address 783 Old Hickory Blvd., Suite 102E, Brentwood, Tennessee 37027.

EXHIBIT "B"

1. **Taxes for the year 2002 and subsequent years.**

2. **Matters depicted or disclosed by map filed for record in the Davidson County Register's Office, in Book 9700, page 981.**

3. **Deed of conveyance for sanitary sewer filed for record in Book 5453, page 403, in the Davidson County Register's Office.**

4. **Matters disclosed or depicted by survey of Edward L. Adams, surveyor, dated June 20, 2002, last revised** 8-1-02 **, 2002, bearing Job No. 2042.**

5. **Lease Agreement by and between Dandridge Towers, Ltd. and Laundries, Inc., dated September 1st, 1996, filed of record in Book 10454, page 552, in the Davidson County Register's Office.**