Davidson County DEEDWARR
Recvd: 11/05/02 10:44 2pgs
Fees:13.00 Taxes:15725.00
20021105-0135614

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19573

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $4,250,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2002.

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GEORGE E. MUDTER, JR., TRUSTEE 1306 Chickering Road Nashville, Tennessee 37215	NEW OWNER	MAP 144-2 PAR 4 FB BM9845

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEPHEN M. PRATT AND WIFE, LEONA M. PRATT ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GEORGE E. MUDTER, JR. OR GERALD G. PATTERSON, TRUSTEES WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1306 Chickering Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2002.

STEPHEN M. PRATT

Leona M Pratt
LEONA M. PRATT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEPHEN M. PRATT AND WIFE, LEONA M. PRATT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2002.

My Commission Expires: _____

Notary Public

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of block "I" on the Map of Belle Meade Subdivison No. 2, as of record in Book 421, page 51, Register's Office for said County, and part of a tract of land containing 75 acres, more or less, adjoining said block "I" and described according to a survey made by Z.J. Wilkerson, Surveyor, March 1, 1940, as follows:

Beginning on the easterly margin of the Belle Meade Pike or Chickering Road at the northwest corner of the property conveyed to Cale P. Haun and wife, by deed from the Guaranty Title Trust Company of record in Book 1133, page 277, said Register's Office; thence with said Haun's northerly line, south 71 degrees 31 min. east 817 feet to a stake and south 86 degrees 10 min. east 1351 feet to said Haun's northeast corner; thence north 3 degrees east 523.5 feet to an iron pipe at the southeast corner of the property conveyed to Carolyn Jones Boyd and husband by deed from Mrs. Deane N. Shwab and husband of record in Book 1126, page 308, said Register's Office; thence with said Boyd's southerly line, north 86 degrees 20 min. west 2077 feet to the easterly margin of Belle Meade Pike; thence with said pike, south 14 degrees west 316.5 feet to the beginning, containing 23.35 acres, more or less.

Being the same property conveyed to Stephen M. Pratt and wife, Leona M. Pratt by deed from Lem B. Stevens, Jr. and wife, Caroline Boyd Stevens of record in Book 10434, page 313, said Register's Office.

INCLUDED IN THIS LEGAL DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THOMAS F. FRIST, JR. AND WIFE, PATRICIA C. FRIST BY DEED OF RECORD IN BOOK 9718, PAGE 542, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point on the northerly property line of the Lem B. Stevens, Jr. et ux property (i.e. Deed Book 3932, page 608, Register's Office for Davidson County, Tennessee); and the southerly property line of the Thomas F. Frist, Jr. et ux property; (i.e. Deed Book 8838, page 905, Register's Office for Davidson County, Tennessee); said point being south 86 degrees 30 min. East 925.00 feet from the northwest property corner of the above mentioned Stevens property and the easterly right-of-way of Chickering Road; thence from the point of beginning; South 86 degrees 30 min. 00 sec. East 1136.00 feet (along the above mentioned property line) to a point being the southeast property corner of the above mentioned Frist property; thence South 3 degrees 29 min. 49 sec. West 523.50 feet to a point, being the northeast property corner of the Jacqueline G. Thompson property (i.e. Deed Book 7846, page 457), thence north 86 degrees 10 min. 00 sec. west 975.04 feet, along the northerly property line of the above mentioned Thompson property to a point, thence North 3 degrees 29 min. 42 sec. East 352.59 feet to a point; thence North 40 degrees 44 min. 49 sec. West, 230.76 feet to the point of beginning containing 11.96 acres more or less and being a portion of the previously mentioned Stevens property.

Being the same property conveyed to Stephen M. Pratt and wife, Leona M. Pratt by deed from Lem B. Stevens, Jr. and wife, Caroline Boyd Stevens of record in Book 10434, page 313, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 9718, page 547; (2) Easements of record in Book 6122, page 355, and (3) Agreement of record in Book 5685, page 730, said Register's Office.