This instrument was prepared by **R. Mitchell Ross** of the law firm of Rudolph, Ross, Fendley & Hogan, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:	**OWNER AND PROPERTY ADDRESS:**
MUKHERJI INVESTMENT GROUP, LLC **9003 Overlook Blvd.** **Brentwood, TN, 37027**	**MUKHERJI INVESTMENT GROUP, LLC** **5505 Edmondson Pike** **Nashville, TN 37211**

EDMONDSON PIKE MEDICAL CENTER, LLC

TO: CASH WARRANTY DEED

MUKHERJI INVESTMENT GROUP, LLC

Davidson County DEEDWARR
Recvd: 03/11/03 15:33 3pgs
Fees:18.00 Taxes:19425.00
20030311-0032417

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **EDMONDSON PIKE MEDICAL CENTER, LLC**, a Tennessee Limited Liability Company as **Grantor** and in this deed called the "**Grantor**", has this day bargained and sold and does transfer and convey unto **MUKHERJI INVESTMENT GROUP, LLC**, a Tennessee Limited Liability Company, **Grantee**, and in this deed called the "**Grantee**", in fee simple absolute, **Grantee's** successors and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in the 31st Councilmanic District of Davidson County, Tennessee, to-wit:

BEING LOT NOS. 1 AND 2 ON THE PLAN OF JH BURNS TRACT as of record in Book 4350, Page 191, Register's Office for Davidson County, Tennessee and being further described as follows:

BEGINNING at a point in the Westerly right of way of Edmondson Pike, Being the Northeasterly corner of W. E. Campbell (BK 10480, Page 545, Register's Office for Davidson County, Tennessee), and being the southeasterly corner of the herein described Property, thence North 66 degrees 56 minutes 03 seconds West 744.37 feet to an existing iron pin; thence North 2 degrees 47 minutes 41 seconds East 184.00 feet to an existing iron pin; thence South 70 degrees 27 minutes 01 second East 748.08 feet to an existing iron pin; thence South 7 degrees 29 minutes 08 seconds West 114.56 feet to an existing iron pin; thence South 7 degrees 29 minutes 08 seconds West 74.40 feet to an existing iron pin; thence a curve to the left 38.00 feet, said curve having a central angle of 1 degree 31 minutes 59 seconds, a radius of 1,420.16 feet, and a chord bearing of South 6 degrees 43 minutes 09 seconds West 38.00 feet to an iron pin and the point of beginning, containing 147,167 square feet or 3.38 acres, more or less, according to survey of Benny M. Cantrell, TRLS # 1638, P. O. Box 293192, Nashville, TN 37229, dated February 10, 2003

This being real estate conveyed to **Grantor** by deed of record as instrument No. 20000711-0068603, Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 161-00-0-031.00.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee, Grantee's** successors and assigns forever.

SUBJECT to the terms, matters and conditions as shown on the plan of record in Book 4350, Page 191, and Instrument No. 20001122-0115307and **SUBJECT** to Storm Water Detention Agreement of record as Instrument No. 20000830-0085635 and subject to an easement to the United States Of America for T.V.A. power line easement of record in Book 1149, Page 569, and Book 1163, Page 96 and Book 2440, Page 376 and Book 2448, Page 622, all in the Register's Office for Davidson County, Tennessee and **SUBJECT** to an agreement for dedication of easement for Sanitary Sewers and /or Storm Drainage of record in Book 6218, Page 65, Register's Office for Davidson County, Tennessee and **SUBJECT** to an easement for the flow of the waters of the Seven Mile Creek and the rights of the public therein and rights of upper and lower riparian owners to the waters of any creeks, streams or rivers flowing through the subject property, free from diminution or pollution, **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, **Grantor** has affixed **Grantor's** signature on this the 7th day of March, 2003.

GRANTOR:

EDMONDSON PIKE MEDICAL CENTER, LLC

BY: _____
Jacqueline D. Kelly
Sole Member

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Jacqueline D. Kelly**, acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that she is the **Sole Member** of **Edmondson Pike Medical Center, LLC** (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker on this 7th day of March, 2003.

My Commission Expires:. 12-16-2003

R Mitchell Ross
, Notary Public.

MITCHELL ROSS NOTARY PUBLIC AT LARGE TENN

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $5,250,000.00.

SWORN AND SUBSCRIBED TO before me on this the 7th day of March, 2003.

AFFIANT

R Mitchell Ross
NOTARY PUBLIC **SEAL**

Commission expires: 12-16-2003

MITCHELL ROSS NOTARY PUBLIC AT LARGE TENN MONTGOMERY CO