ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.	This instrument has been prepared by:
Dialysis Clinic, Inc.		Map: 92-12-377	Joseph V. Ferrelli
1633 Church Street, #500	(same)		104 Woodmont Blvd.,#115
Nashville, TN 37203		Parcel: 377	Nashville, TN 37205

State of Tennessee}
County of Davidson}
The actual consideration of value, whichever is greater for this transaction, is $575,000.00

Affiant

Sworn to and subscribed before me this 4th day of March, 2003.

Notary Public

My Commission Expires 05/26/03

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Randolph M. Lagasse** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dialysis Clinic, Inc.** (The "Grantee"), its heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lots Nos. 93 and 94 on the plan of Boyd Home Tract, as recorded in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee (RODC), these lots are located in the central portion of Davidson County, lying in the 19th Councilmanic District of Nashville, Tennessee. Bounded on the north by Right-of-Way (ROW) of Church Street (50' ROW), on the east by John A. Carpenter as recorded in Deed Book 5374, page 175 RODC, on the south by ROW of Alley #379 (20' ROW), on the west by Raymond L. Simons as recorded in Deed of Instrument #2001080683569. Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Church Street and 17th Avenue North; thence leaving said intersection South 71°48'29" West 278.60 feet to the TRUE POINT OF BEGINNING; being a set point on the northeast corner of the tract being described, said point lying on the southerly ROW margin of Church Street; thence leaving said southerly ROW margin of Church Street South 10°48'43" East 172.50 feet to a found iron rod on the northerly ROW margin of Metro Alley #379; thence with said ROW south 79°11'17" West 100.00 feet to a found PK nail at the southwest corner of the tract being described; thence leaving said ROW margin of Alley #379 North 10°48'43" West 172.50 feet to a set point on the southerly ROW margin of Church Street; thence with said ROW margin North 79°11'17" East

Davidson County DEEDWARR
Recvd: 03/11/03 15:45 3pgs
Fees:18.00 Taxes:2127.50
20030311-0032464

100.00 to the point of beginning. Containing 17,250 square feet or 0.40 acres, according to a survey done on 2/26/2003 by Robert M. Searson, Tenn. Registered Surveyor's No. 1666, Littlejohn Engineering Associates, Inc. 1935 21st Avenue South, Nashville, Tennessee 37212.

Being the same property conveyed to Randolph M. Lagasse from the Murphy-Church Properties, a Tennessee General Partnership consisting of Richard D. Spreight, Warren F. McPherson and Edward T. Herbert as partners thereof, by deed of record in Book 7469, page 513, said Register's Office.

The above described real property is not the homestead of either Randolph M. Lagasse or his spouse Janice Lagasse, and never has been. It is investment property owned by Randolph M. Lagasse; Janice Lagasse has no legal interest in the subject property.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record at Book 21, page 39, said Register's Office.
3. Matters shown by survey by Registered Land Surveyor Robert M. Seaton dated February 26, 2003.
4. Any and all other matters of public record.

This is improved property commonly known as 1727 Church Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of March, 2003.

Randolph M. Lagasse

Randolph M. Lagasse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Randolph M. Lagasse, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged having executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of March, 2003.

Notary Public

My Commission Expires: 05/28/03

