PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 04/21/04 15:43 3pgs
Fees:18.00 Taxes:384.80
20040421-0045545

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **April, 2004, by and between Betty C. Carver, an unmarried woman, hereinafter called Grantor, and County Hospital Investors, LLC, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Betty C. Carver, an unmarried woman, as Grantor, does hereby bargain, sell, transfer and convey unto County Hospital Investors, LLC, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 1608 County Hospital Road, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor hass a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Betty C. Carver
Betty C. Carver
SIGNATURE OF SELLER

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be of Betty C. Carver, an unmarried woman, the within named bargainor, , and that he/she as such , executed the foregoing instrument for the purpose therein contained, by signing the name of the _____ by himself/herself as .

Witness my hand, at office, in Joelton, DAVIDSON County, this **16th**, day of **April, 2004.**

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

County Hospital Investors, LLC

Property Address:

1608 County Hospital Road
Nashville, Tennessee 37218

Person Responsible for Taxes:

Same

Joelton

Map & Parcel #: MAP 80-4 PARCEL 8

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$104000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Charles W. Waller Sr.
Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **April, 2004.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

04-224J

EXHIBIT 'A'

TRACT I:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 152 on The Plan of Brandywine Farms, Section VII, as of record in Book 4300, page 65, Registers Office for said County.

Said Lot No. 152 fronts 125.0 feet on the easterly side of Kennett Road and extends back 350.0 feet on the northerly line and 341.4 feet on the southerly line, to a line in the rear on which it measures 159.9 feet.

TRACT II:

Parcel No, 1: Being Lot No. 1 on the Plan of Hyde Park Subdivision, as of record in Book 2900, page 147, said Registers Office.

Said Lot No. 1 ffronts 135.0 feet on the southerly margin of County Hospital Road and runs back between lines, the easterly line being 308.5 feet and the westerly line being 356.3 feet to a line in the rear measuring 143.1 feet thereon.

Parcel No. 2: Beginning at a point in the southerly margin of Asylum Avenue, being the northwesterly corner of Lot No. 1 (Parcel No. 1 above) ; thence with the southerly margin of said avenue in a westerly direction 47 feet, more or less, to the northeasterly corner of the old Effie H. Drake Tract 316 acre tract; thence in a southerly direction along the easterly boundary line of the said Effie H. Drake tract, 300 feet to a point; thence in an easterly direction 47 feet, more or less, to the southwesterly corner of Lot No. 1; thence northerly along the westerly line of Lot No. 1, 356.0 feet to the point of beginning.

Being the same property conveyed to Charles L. Carver and wife, Betty C. Carver by Warranty Deed dated March 9, 1987, from Environmental Corporation of America, Inc./J. B. Smith and Margaret Williams, of record in Book 7166, page 505, Register's Office for Davidson County, Tennessee. The said Charles L. Carver having subsequently conveyed all of his right, title and interest in and to the said property to Betty C. Carver by Quitclaim Deed dated October 27, 1995, of record in Book 9944, page 361, Register's Office for Davidson County, Tennessee. The said property identified aas MAP 80-4 PARCEL 8, being a part of the property conveyed to Betty C. Carver in said Quitclaim Deed.

EXHIBIT 'B'

1. All matters as set forth on the Plan of Hyde Park, Section 1, of record in Plat Book 2900, page 147, Register's Office for Davidson County, Tennessee, as follows:

   A. 70' Minimum Building Setback Line from County Hospital Road.

   B. 20' Public Utility Easement on southerly line of property.

2. Twenty-five foot (25') Right-of-Way Easement from County Hospital Road over Parcel No. 2 for Ingress and Egress to reserved property in rear as referenced in Deed at Book 7166, page 505, Register's Office for Davidson County, Tennessee.

3. All Davidson County Real Property Taxes for 2004 and subsequent years, a lien, but not yet due and payable.