Davidson County DEEDWARR
Recvd: 12/17/04 15:00 3pgs
Fees:18.00 Taxes:2149.70

20041217-0150434

FILE NO: 2004100

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Hermitage Senior Living Partners, LLC	(NAME) Same as new owner	Map 86, Parcel 164
(STREET ADDRESS) 111205 Alpharetta Hwy, Suite D2	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Roswell GA 30076	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **UNITY CHURCH FOR POSITIVE LIVING, INC., a Tennessee nonprofit corporation**, has this day bargained and sold, and does hereby transfer and convey unto the said **HERMITAGE SENIOR LIVING PARTNERS, LLC, a Georgia limited liability company**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Unity Center for Positive Living, Inc., a Tennessee nonprofit corporation, by deed of record in Instrument #20011120-0127071, Register's Office, Davidson County, Tennessee. The said Unity Center for Positive Living, Inc., having since changed its name to Unity Church for Positive Living, Inc. by Certificate of Name Change recorded in Instrument #* , Register's Office, Davidson County, Tennessee.

* 20041217-0150433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $581,000.00.

Subscribed and sworn to before me this the 17th day of December 2004.

Affiant

My commission expires: 10-21-06
(Affix Seal)

Notary Public

This is improved property, known as 4131 Andrew Jackson Parkway, Hermitage, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, CLAIMING BY, THROUGH, OR UNDER GRANTOR HEREIN, BUT NO FURTHER OR OTHERWISE.

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

Witness our hand this 17th day of December, 2004.

Unity Church for Positive Living, Inc., a Tennessee nonprofit corporation

By:
Becky Whitehead, President, Board of Trustees

By: Jeff Stateler
Jeff Stateler, Treasurer, Board of Trustees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BECKY WHITEHEAD and JEFF STATELER**, 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, and who further acknowledged that they are the President and Treasurer, respectively, of the Board of Trustees of 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.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2004.

Notary Public
My Commission Expires: 1-30-05

ENCUMBRANCES:

1. 2005 and subsequent years are a lien, but not yet due and payable.
2. Subject to Electrical Permit for detached structure of record in Book 5037, page 799, Register's Office, Davidson County, Tennessee.
3. By Ordinance No. 79-1323, approved May 21, 1979, street name of Old Hickory Boulevard was changed to Andrew Jackson Parkway.
4. Subject to railroad right of way along rear line of subject property.
5. Subject to easement for water main granted First Suburban Utility District of Davidson County, Tennessee, in Instrument #20021210-0152163, Register's Office, Davidson County, Tennessee.
6. Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument #20021119-0143155, Register's Office, Davidson County, Tennessee.
7. Subject to Restrictive Covenants contained in Deed of record in Book 3862, page 896, Register's Office, Davidson County, Tennessee.

Being a tract of land lying in Hermitage, Davidson County, Tennessee, and being more particularly described according to a survey made by R. Scott Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 6222 West Iris Drive, Nashville TN 37204, dated December 16, 2004, as follows:

BEGINNING at a chiseled "X" in concrete at the intersection of the northerly property line of the property of Charles W. and Cecilia D. Meador, as of record in Deed Book 9380, Page 193, at the Register's Office for Davidson County, Tennessee and the easterly right-of-way line of Andrew Jackson Parkway, 60 feet in width;

Thence with the easterly right-of-way line of Andrew Jackson Parkway, along a curve to the left, with an arc length of 200.00 feet, the radius of which is 1462.39 feet, the central angle of which is 07 Deg 50 Min 09 Sec, the chord of which is North 03 Deg 22 Min 55 Sec West, 199.84 feet to an existing iron rod at a corner common with the property of Harvest International Church, as of record in Instrument Number 20020117-0007118, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Andrew Jackson Parkway with the southerly property line of Harvest International Church, North 65 Deg 52 Min 25 Sec East, 1143.11 feet to an existing iron rod at a corner common with the property of the Open Space of Stoners Glen Phase Four, as of record in Instrument Number 20040107-0002851, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of the Open Space of Stoners Glen Phase Four, South 81 Deg 39 Min 54 Sec East, 235.85 feet to an iron rod set in the northerly right-of-way line of the CSX Transportation Railroad, width varies;

Thence with the northerly right-of-way line of the CSX Transportation Railroad, South 43 Deg 58 Min 28 Sec West, 729.10 feet to an iron rod set at a corner common with the property of said Charles W. and Cecilia D. Meador;

Thence with the northerly property line of Charles W. and Cecilia D. Meador, South 81 Deg 54 Min 29 Sec West, 766.21 feet to the POINT OF BEGINNING.

Containing 373,501 Square Feet (8.574 Acres more or less).