Davidson County DEEDWARR
Recvd: 01/03/05 15:14 3 pgs
Fees:18.00 Taxes:1702.00

20050103-0000722

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Dialysis Clinic, Inc.	New Owner	Map 92-12
1633 Church Street, Ste 500		Parcel 418 & 420
Nashville, TN 37203		26B

This instrument prepared by : Weldon B. White, Jr., Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

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, **LaGasse Family Partners, LP, a Tennessee limited partnership** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dialysis Clinic, Inc., a Tennessee non-profit corporation** (The "Grantee"), its successors and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

This conveyance is subject to the following:

1. Any matters shown on the survey by Robert M. Searson, TRLS No. 1666, dated December 28, 2004.

This is improved property commonly known as 1708 & 1710 Hayes Street, Nashville, TN 37203

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me this 30th day of December, 2004.

Notary Public

My Commission Expires: 9-24-2005

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, its successors 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, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of December, 2004.

LaGasse Family Partners, LP

by Randolph M. LaGasse

General Partner

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 himself to be the General Partner of LaGasse Family Partners, LP, and that he as such General Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by himself as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 2004.

Notary Public

My Commission Expires:
9-24-2005



EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being the land described as follows:

Being a tract of land in the central portion of Davidson County, lying in the 19th Councilmanic District of Nashville, Tennessee. Being all of Lot 82 and the westerly 5' of Lot 83 on the Plan of Boyd Home Tract as recorded in Book 21, page 39, Register's Office for Davidson County, Tennessee. Bounded on the north by Right-of-Way (ROW) of Metro Alley #379 (20' ROW), on the east by Metro Government NES Power Board as recorded in Book 2338, page 417, Register's Office for Davidson County, Tennessee, also on the east by Lagasse Family Partners, L.P. as recorded in Book 10551, page 843, Register's Office for Davidson County, Tennessee, on the south by ROW of Hayes Street (50' ROW), on the west by Dialysis Clinic, Inc. as recorded in Book 4889, page 913, Register's Office for Davidson County, Tennessee. Tract being described according to a survey made by Littlejohn Engineering Associates, Robert M. Searson, R.L.S. No. 1666, December 21,2004, File No. 24257 as follows:

Point of commencement being the centerline intersection of Hayes Street and 17th Avenue North; thence leaving said centerline intersection South 64 deg. 36 min. 30 sec. West 272.34 feet to the true point of beginning being a set point on the northerly ROW margin of Hayes Street; thence with said ROW margin South 59 deg. 17 min. 20 sec. West 55.00 to a set point; thence leaving said ROW margin North 30 deg. 16 min. 01 sec. West 180.01 feet to a set point in the southerly ROW margin of Metro Alley #379; thence with said ROW margin North 59 deg. 17 min. 20 sec. East 55.00 feet to a set point; thence leaving said ROW margin South 30 deg. 16 min. 01 sec. 180.01 feet to the true point of beginning.

Containing 9,900 square feet or 0.23 acres.

Being the same property conveyed to LAGASSE FAMILY PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed of record in Book 10551, page 839, said Register's Office.

TRACT II:

Being a tract of land in the central portion of Davidson County, lying in the 19th Councilmanic District of Nashville, Tennessee. Being the easterly 45' of the southerly party of Lot 83 on the Plan of Boyd Home Tract as recorded in Book 21, page 39, Register's Office for Davidson County, Tennessee. Bounded on the north by Metro Government NES Power Board as recorded in Book 2338, page 417, Register's Office for Davidson County, Tennessee, also on the east by Warner Treglown Patton as recorded as Instrument No. 200304240055427, Register's Office for Davidson County, Tennessee, on the south by ROW of Hayes Street (50' ROW), on the west by Lagasse Family Partners, L.P. as recorded in Book 10551, page 839, Register's Office for Davidson County, Tennessee. Tract being described according to a survey made by Littlejohn Engineering Associates, Robert M. Searson, R.L.S. No. 1666, December 21,2004, File No. 24257 as follows:

Point of commencement being the centerline intersection of Hayes Street and 17th Avenue North; thence leaving said Centerline intersection South 65 deg. 24 min. 27 sec. West 227.72 feet to the point of beginning being a found angle iron at the southeast corner of the tract being described, said iron being located on the northerly ROW margin of Hayes Street; thence with said ROW margin South 59 deg. 17 min. 20 sec. West 45.00 feet to a set point; thence leaving ROW margin North 30 deg. 16 min. 01 sec. West 99.90 feet to a set point; thence North 59 deg. 43 min. 59 sec. East 45.00 feet to a found iron rod; thence South 30 deg. 16 min. 01 sec. East 99.55 feet to the point of beginning.

Containing 4,488 square feet or 0.10 acres.

Being the same property conveyed to LAGASSE FAMILY PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed of record in Book 10551, page 843, said Register's Office.