This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

GERSHOM MEDICAL PROPERTIES, LLC
4620 Franklin Road
Murfreesboro, TN 37128

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 05/04/05 09:55 3 pgs
Fees:18.00 Taxes:1202.50
20050504-0049777

WARRANTY DEED

(Map Number 149; Parcel Number 164.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **SAMCO PARTNERSHIP, A Tennessee General Partnership, whose sole general partners are Ashok K. Munjal and Inam Munjal,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **GERSHOM MEDICAL PROPERTIES, LLC, A Tennessee Limited Liability Company,** hereinafter referred to as "Grantee", its successors and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Joseph C. McConnell, Surveyor, dated August 1, 1981, as follows:
>
> BEGINNING at a point in the southerly margin of Murfreesboro Road at the northeasterly corner of the property conveyed to Joe H. Blackwell, et ux, of record in Book 5392, page 333, said Register's Office; thence running with the margin of Murfreesboro Road South 46 deg. 04' 59" East 100.0 feet to a point; thence leaving said road South 44 deg. 22' 11" West 181.54 feet to a point; thence north 46 deg. 08' 58" West 103.0 feet to a point; thence North 45 deg. 18' 55" East 181.71 feet to the point of beginning.
>
> BEING the same property conveyed to SAMCO Partnership by deed dated October 30, 1996 from Federal Deposit Insurance Corporation successor in interest to the Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loans, of record in Book 10257, page 336, Register's Office for Davidson County, Tennessee
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> EXCEPTING AND RESERVING UNTO GRANTOR ONLY, a right of way easement for ingress and egress over the rear of the property herein conveyed to adjoining property owned by Grantor at 2723 Murfreesboro Road. Said right of way easement which is a personal easement for Grantors benefit only and shall be void and cease to exist should grantee construct a new building or make any additions to the existing building.
>
> THIS CONVEYANCE IS MADE SUBJECT to any minimum setback lines, public utility and drainage easements and all other matters of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **2717 Murfreesboro Road, Antioch, TN 37013**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, it's successors and/or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2005 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds Grantor, its successors and/or assigns, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and/or assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 28th day of April, 2005.

SAMCO PARTNERSHIP, a Tennessee General Partnership

By: _____
ASHOK K. MUNJAL
Managing Partner

By: _____
INAM MUNJAL
Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public of the state and county aforementioned, personally appeared Ashok K. Munjal, 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 Managing Partner of Samco Partnership, the within named bargainor, a Tennessee General Partnership, and that as such Managing Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Managing Partner and further acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at office in Nashville, Tennessee, on this 28th day of April, 2005.

_____
Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

My Commission Expires: August 20, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public of the state and county aforementioned, personally appeared Inam Munjal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a General Partner of Samco Partnership, the within named bargainor, a Tennessee General Partnership, and that as such General Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/herself as General Partner and further acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal at office in Nashville, Tennessee, on this 28th day of April, 2005.

_____
Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

My Commission Expires: August 20, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$325,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of April, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

