This Instrument Prepared By:
Bone McAllester Norton, PLLC
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/24/05 16:13 5 pgs
Fees:28.00 Taxes:1850.00
20051024-0128406

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Fisk University 1000 17th Avenue North Nashville, TN 37208	Fisk University 1000 17th Avenue North Nashville, TN 37208 Attention: Chief Financial Officer	Map 92-4 Parcels 312, 313 and 314

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THE COMMUNITY GOVERNING BOARD OF MATTHEW WALKER COMPREHENSIVE HEALTH CENTER, INC., A TENNESSEE CORPORATION, ALSO KNOWN AS AND DOING BUSINESS AS MATTHEW WALKER COMPREHENSIVE HEALTH CENTER, INC. AND FORMERLY KNOWN AS AND FORMERLY DOING BUSINESS AS MATTHEW WALKER HEALTH CENTER, INC. ("GRANTOR")**, has bargained and sold, and by these presents does transfer and convey to Fisk University, a Tennessee non-profit corporation ("Grantee"), and Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of 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, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (collectively the "Property").

Matthew Walker Health Center, Inc., the Grantee, of the Property by Quitclaim Deed dated November 3, 1983 from Neighborhood Health Center Corporation of Record in Book 6177, page 922 Register's Office for Davidson County, Tennessee was the doing business name for The Community Governing Board of Matthew Walker Comprehensive Health Center, Inc., a Tennessee corporation. Matthew Walker Health Center, Inc. and The Community Governing Board of Matthew Walker Comprehensive Health Center, Inc. are one and the same entity.

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, known as 1501 Herman Street, Nashville, Davidson County, Tennessee.

To have and to hold the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee and Grantee's successors and assigns, forever. Grantor covenants that, subject to the matters set forth herein and in the Exhibits attached hereto, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey the property, and that the Property is unencumbered.

Grantor further covenants and binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to said Property to Grantee and Grantee's successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth herein and in the Exhibits attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 21st day of October, 2005.

GRANTOR:

THE COMMUNITY GOVERNING BOARD OF MATTHEW WALKER COMPREHENSIVE HEALTH CENTER, INC.

By: Eric W. Carter, DDS

Title: Board Chairman

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Eric W. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained and who further acknowledges that he/she is the Board Chairman of The Community Governing Board of Matthew Walker Comprehensive Health Center, Inc., a Tennessee corporation, the maker, and is authorized by the maker to execute this Instrument on behalf of maker.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 21st day of October, 2005.

NOTARY PUBLIC

My Commission Expires: Oct 1, 2006

SAM J. MCALLESTER, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2005.

Notary Public

My Commission Expires: Oct 1, 2006

SAM J. MCALLESTER, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

A tract of land in the First Civil District of Davidson County, Tennessee, being Lots No. 13 through 18, on the Plan of Burge-Carter & Herriford Lots, as of record in Book 1, page 47, Chancery Court of Davidson County, Tennessee, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated July 5, 1967, revised June 12, 1968, and further revised August 1, 1968, entitled Neighborhood Health Center Corporation Topographic Survey, and being more particularly described as follows:

Beginning at a concrete monument in the south margin of Herman Street, and in the east margin of 16th Avenue North; thence with the margin of Herman Street, North 60° 29' East 600.00 feet to a concrete monument in the west margin of the 14th Avenue North; thence with the margin of 14th Avenue North, South 30° 38' East 188.10 feet to a point in the north margin of Desha Street; thence with the margin of Desha Street, South 60° 29' West 600.00 feet to a concrete monument in the east margin of 16th Avenue North; thence with the margin of 16th Avenue North, North 30° 38' West 188.10 feet to the point of beginning, containing 2.59 acres.

Being the same property conveyed to Matthew Walker Health Center, Inc., from Neighborhood Health Center Corporation of record in Book 6177, page 922, Register's Office of Davidson County, Tennessee. Matthew Walker Health Center, Inc. is the dba name for the Community Governing Board of Matthew Walker Comprehensive Health Center, Inc, a Tennessee corporation.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2005, which are exempt.
2. All matters shown on plat of record in Plat Book 1, page 47 Chancery Court Office for Davidson County, Tennessee.
3. Reservation of mineral rights in Book 4262, page 430 Register's Office for Davidson County, Tennessee.