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

Davidson County DEEDWARR
Recvd: 11/21/05 13:30 3 pg
Fees:18.00 Taxes:2812.00

20051121-0140314

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of November, 2005, by and between LLOYD A. WALWYN and MARTHA Y. WALWYN, HUSBAND AND WIFE, hereinafter called Grantors, and UNITED NEIGHBORHOOD HEALTH SERVICES, INC., A TENNESSEE CORPORATION, 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, LLOYD A. WALWYN and MARTHA Y. WALWYN, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto UNITED NEIGHBORHOOD HEALTH SERVICES, INC., A TENNESSEE CORPORATION, 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 Grantors 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 improved property known as 601 DUE WEST AVENUE, MADISON, TN 37115.

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

Grantors further covenant and bind, themselves and their 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 hands and seals of the Grantors on the day and year first above written.

LLOYD A. WALWYN
Signature of Seller

MARTHA Y. WALWYN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, LLOYD A. WALWYN and MARTHA Y. WALWYN, HUSBAND AND WIFE, the within named bargainors, 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.

Witness my hand, at Madison, **TENNESSEE, this** 16 **day of November, 2005.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

UNITED NEIGHBORHOOD HEALTH SERVICES, INC., A TENNESSEE CORPORATION
601 DUE WEST AVENUE
MADISON, TN 37115

Property Address:

601 DUE WEST AVENUE, MADISON, TN 37115
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 51-6, PARCEL 31

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 **760000** 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.

Mary Bufkack, Exec Dir
Affiant

Sworn to and subscribed before me, a Notary Public, this 16 day of **November, 2005.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7719

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 11 in Oakland Acres, Section 6, as of record in Book 2330, Page 97, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Due West Avenue, the common corner of Lots Nos. 10 and 11; thence easterly along the southerly margin of said Avenue 109 feet to a concrete monument at the beginning of a curve, having a radius of 25 feet; thence around said curve, 39.04 feet to a concrete monument in the westerly margin of Graycroft Drive; thence along the westerly margin of said Drive southerly 276.1 feet to a point, the common corner of Lots Nos. 9 and 11; thence along the line between said two lots westerly 134.3 feet to a point, the southwest corner of Lot No. 11; thence along the westerly margin of said lot northerly 300.7 feet tot he point of beginning.

Being the same property conveyed to LLOYD A. WALWYN and MARTHA Y. WALWYN, HUSBAND AND WIFE, by Quitclaim Deed from wahenco, a Tennessee General Partnership with Alan S. Henson and Lloyd A. Walwyn as its only partners, of record in Book 8605, page 746, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 51-6, PARCEL 31).
2. All matters as set forth on the Plan of Oakland Acres Section Six, of record in Plat Book 2330, page 97, said Register's Office, which plan includes a 40-foot minimum building setback line from Graycroft Avenue; a 30-foot minimum building setback line from Due West Avenue; and a 10-foot public utility easement along the southerly line.

3. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5091, page 449, Register's Office for DAVIDSON County, Tennessee.

4. Utility Pole Anchor Easement located at the southwest corner of Graycroft Avenue and Due West, of record in Book 8527, page 737, Register's Office for DAVIDSON County, Tennessee.