Davidson County DEEDWARR
Recvd: 12/29/06 10:33 3 pgs
Fees:18.00 Taxes:129.50
20061229-0160638

FB 12
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FROM: HTI Memorial Hospital Corporation

TO: Randy Tobitt and wife, Misty Tobitt and Eric J. Lesueur and wife, Jerri Dawn Lesueur

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Randy and Misty Tobitt and Eric J. and Jerri Dawn Lesueur 1508 Rosebank Avenue Nashville, TN 37206	(Same)	Map 43-15 Parcel 124

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Misty Tobitt
Affiant

Subscribed and sworn to before me, this the 28th day of December, 2006.

Janette J. Rann
Notary Public

My Comm. Expires: 7/21/07

JANETTE L. RANER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HTI Memorial Hospital Corporation, a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Randy Tobitt and wife, Misty Tobitt and Eric J. Lesueur and wife, Jerri Dawn Lesueur, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-22-06, and being Lot 1 of Larkin Springs Subdivision, of record in Plat Book 5800, Page 178, said Register's Office and being more particularly described as follows;
>
> BEGINNING at an iron pin new in the westerly right-of-way line of Larkin Springs Road, said pin being the southeasterly corner of Lot 7,

Reed & Jenkins Subdivision, of record in Plat Book 843, Page 73, and being the northeasterly corner of the herein described;

Thence, with said right-of-way line, S 7 deg 47' 21" W, 53.32' to an iron pin new, being the northeasterly corner of Lot 2, said Larkin Springs Subdivision;

Thence, with the northerly line of said Lot 2, the following three (3) calls,

S 81 deg 06' 28" W, 24.71' to an iron pin new;

Thence, N 81 deg 50' 42" W, 34.50' to an iron pin new;

Thence, N 73 deg 14' 25" W, 163.85' to an iron pin new in the easterly line of the Turning Point Church property, of record in Deed Book 1340, Page 91;

Thence, with said line, N 7 deg 30' 22" E, 33.56' to an iron pin new, being the southwesterly corner of said Lot 7 on the Reed & Jenkins Subdivision;

Thence, S 82 deg 29' 38" E, 220.18' to the POINT OF BEGINNING and containing 10984 square feet or 0.252 acres, more or less.

Being part of the property conveyed to HTI Memorial Hospital Corporation, a Tennessee corporation, by deed from TCMC Madison-Portland, Inc., a Tennessee corporation, of record as Instrument No. 20061204-0149336, Register's Office for said County.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Metropolitan Government Taxes.

2. Easement granted to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 11176, page 243, said Register's Office.

This is property located at 112 Larkin Springs Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 its hand this 28th day of December, 2006.

HTI MEMORIAL HOSPITAL CORPORATION, a Tennessee corporation

BY: _____
A. Bruce Moore, Jr.,
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared A. Bruce Moore, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Senior Vice President of HTI Memorial Hospital Corporation, the within named bargainor, a Tennessee corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of December, 2006.

Helen W. Cook
NOTARY PUBLIC

My Commission Expires: March 20, 2010

HELEN W. COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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