F1312
JVR

Davidson County DEEDWARR
Recvd: 12/29/06 15:08 4 pgs
Fees:23.00 Taxes:597.55
20061229-0161005

FROM: HTI Memorial Hospital Corporation

TO: Richard A. Rollins

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Richard A. Rollins<br>1404 Somerset Downs<br>Hendersonville, Tennessee 37075 | Rollins MKT. INC<br>1200 Old Hickory Blvd.<br>Madison, TN 37115 | Map 43-15<br>Parcels 153, 154<br>and 166 |

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 $161,500.00.

Richard A. Rollins
Affiant

Subscribed and sworn to before me, this the 20 day of December, 2006.

Jeanette L. Ramer
Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 Richard A. Rollins, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. I:
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 11-16-06, and being Lots 1-4 of Anderson's Subdivision, Block "A", of record in Plat Book 974. Pages 36 & 37 and being more particularly described as follows;

BEGINNING at an iron pin old in the southerly right-of-way line of

East Old Hickory Boulevard, at its intersection with the easterly right-of-way line of Larkin Springs Road;

Thence, with said southerly right-of-way line, S 84 deg 11' 34" E, 76.89' to an iron pin new, being the northwesterly corner of Lot 5, of said subdivision;

Thence, with the westerly line of Lot 5, S 6 deg 34' 02" W, 128.43' to an iron pin new in the northerly line of the TCMC Madison-Portland property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 166;

Thence, with said northerly line, N 83 deg 20' 05" W, 80.18' to an iron pin new, in the easterly right-of-way line of Larkin Springs Road;

Thence, N 8 deg 03' 09" E, 127.32' to the POINT OF BEGINNING and containing 10040 square feet, or 0.230 acres, more or less.

Tract No. II:
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 11-10-06, and being Lots 5 & 6 of Anderson's Subdivision, Block "A", of record in Plat Book 974. Pages 36 & 37 and being more particularly described as follows;

BEGINNING at an iron pin new in the southerly of East Old Hickory Boulevard, being the northeasterly corner of Lot 4, of said subdivision;

Thence, with said southerly right-of-way line, S 84 deg 11' 34" E, 48.06' to an iron pin old, being the northwesterly corner of Lot 7, said subdivision;

Thence, with the westerly line of Lot 7, S 5 deg 39' 09" W, 129.17' to an iron pin old in the northerly line of the TCMC Madison-Portland property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 166;

Thence, with said northerly line, N 83 deg 20' 05" W, 50.12' to an iron pin new at the southeast corner on said Lot 4;

Thence, N 6 deg 34' 02" E, 128.43' to the POINT OF BEGINNING and containing 6322 square feet, or 0.145 acres, more or less.

Tract No. III:
Land lying within the 9th Councilmanic District of Nashville,

Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc., Map 43-15, Parcel 166 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 more particularly described as follows;

BEGINNING at an iron pin new in the easterly right-of-way line of Larkin Springs Road, at the southwesterly corner of Lots 1-4, Anderson's Subdivision, Block "A", of record in Plat Book 974, Pages 36 & 37;

Thence, with said south line of said Subdivision, S 83 deg 20' 05" E, 395.47' to a concrete monument old, being the northwesterly corner of Lot 96, Kingsway Green, Section 1, of record in Plat Book 3842, Page 227;

Thence, S 7 deg 50' 46" W, 101.13' to an iron pin old at the northeast corner of the TCMC Madison-Portland, Inc. property, Map 43-15, Parcel 167 of record at Instrument No. 20060403-0037167;

Thence, N 83 deg 13' 23" W, 395.81' to an iron pin new in the easterly right-of-way line of Larkin Springs Road;

Thence, N 8 deg 03' 09" E, 100.37' to the POINT OF BEGINNING and containing 39851 square feet, or 0.915 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 11203, pages 802 and 806, said Register's Office.

3. Easement granted to the Madison Suburban Utility District of Davidson County, Tennessee, of record as Instrument No. 20030310-0031355, said Register's Office.

4. Easement granted to the Madison Suburban Utility District of Davidson County, Tennessee, of record as Instrument No. 20030310-0031357, said Register's Office.

5. Declaration of Easement of record as Instrument No. 20061228-0160171, said Register's Office.

This is property located at 1102 and 1104 Old Hickory Boulevard and 103 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, his 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 20th day of December, 2006.

HTI MEMORIAL HOSPITAL CORPORATION, a Tennessee corporation

BY:_____
A. Bruce Moore, Jr., SeniorVice 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 20th 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

1294785.1