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Davidson County DEEDWARR
Recvd: 12/29/06 15:13 3 pgs
Fees:18.00 Taxes:144.30
20061229-0161038

FROM: HTI Memorial Hospital Corporation

TO: Curtis Watkins

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Curtis Watkins		Map 43-15
1389 La-Bodi Avenue	(Same)	Parcel 272
Nashville, Tennessee 37207		

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 $39,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2006.

Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RAMER
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 Curtis Watkins, 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:

> 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, Fitz Subdivision, of record in Plat Book 8250, Page 294, and being more particularly described as follows;
>
> BEGINNING at an iron pin old in the northerly right-of-way line of Manzano Road, said pin being the southwesterly corner of Lot 2, of said subdivision;

Thence, with said right-of-way line, N 82 deg 41' 60" W, 171.71' to an iron pin old at the southeasterly radius return of Larkin Springs Road;

Thence, with a curve to the right, having a radius of 25.00', a central angle of 90 deg 40' 07", chord bearing and distance, N 37 deg 21' 56" W, 35.56', along an arc length of 39.56' to an iron pin old in the easterly right-of-way line of Larkin Springs Road;

Thence, with said right-of-way line, N 7 deg 58' 07" E, 74.78' to an iron pin old at the southwest corner of the Marcus Wilson property of record at Instrument No. 20000731-0075197;

Thence, S 82 deg 28' 50" E, 190.48' to an iron pin old at the northwest corner of said Lot 2;

Thence, S 4 deg 12' 52" W, 99.49' to the POINT OF BEGINNING and containing 19179 square feet, or 0.440 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. All matters shown on the plan of record in Book 8250, page 294, said Register's Office.

3. Easement granted to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20030310-0031366, said Register's Office.

This is property located at 311 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 21st 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 21st day of December, 2006.

Diane Boone
NOTARY PUBLIC

My Commission Expires: May 30, 2007

DIANE BOONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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