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Davidson County DEEDWARR
Recvd: 12/29/06 15:17 3 pgs
Fees:18.00 Taxes:118.40

20061229-0161043

FROM: HTI Memorial Hospital Corporation

TO: Donald K. Rucker and Jonathan P. Ryan

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Donald K. Rucker and Jonathan P. Ryan	Jonathan P. Ryan 200 Aspenwood Lane Nashville TN 37221	Map 52-3 Parcel 69

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 $32,000.00.

Jonathan P. Ryan
Affiant

Subscribed and sworn to before me, this the 18th day of December, 2006.

Jeanette L. Rimm
Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RIMM
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 GRANTEES, 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 Donald K. Rucker and Jonathan P. Ryan, 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 12-11-06, and being Lot 3, Mount Vernon Missionary Baptist Church, of record in Plat Book 9700, Page 306, 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 2

of said subdivision and being the northeasterly corner of the herein described tract;

Thence, with said right-of-way line, S 7 deg 44' 28" W, 96.99' to an iron pin old at the northeast corner of the Charlie (le) Wilson property of record in Deed Book 4974, Page 39;

Thence, N 84 deg 56' 37" W, 325.48' to an iron pin old, being the southeasterly corner of the Mount Vernon Missionary Baptist Church property, of record in Deed Book 10335, Page 72;

Thence, N 5 deg 03' 23" E, 95.45' to an iron pin new at the southwest corner of said Lot 2;

Thence, S 85 deg 11' 33" E, 330.02' to the POINT OF BEGINNING and containing 31518 square feet, or 0.724 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 9700, page 306, said Register's Office.

3. Easement for sanitary sewers, storm drainage and water mains, of record in Book 6369, page 539, said Register's Office.

This is property located at 314 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 19 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 18th 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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