Davidson County DEEDWARR
Recvd: 12/29/06 15:20 3 pgs
Fees:18.00 Taxes:151.70

20061229-0161046

FB 12
JLK

FROM: HTI Memorial Hospital Corporation

TO: Frank Pegram and wife, Kristin Pegram

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Frank and Kristin Pegram 2037 Wilson Lane Goodlettsville, TN 37072	(Same)	Map 53-2 Parcel 76

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 $41,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd 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 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 Frank Pegram and wife, Kristin Pegram, 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:

Tract No. I:
Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc., Map 52-03, Parcel 76 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 old at the southwesterly corner of the Roy K. Wilson, Et ux, property, of record in Deed Book 5349, Page 154, said pin being the northeasterly corner of the herein described tract;

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Thence, S 5 deg 18' 44" W, 197.72' to an iron pin old in the north line of the Roy M. Kabigting property of record in Deed Book 4418, Page 208;

Thence, N 82 deg 32' 41" W, 552.19' to an iron pin old, being the southwesterly corner of this tract;

Thence, N 7 deg 02' 11" E, 268.72' to an iron pin old;

Thence, S 82 deg 56' 49" E, 299.00' to an iron pin old in the western line of the Juanita Green Wilson property of record in Deed Book 5018, Page 659;

Thence, S 7 deg 03' 11" W, 84.05' to an iron pin old;

Thence, S 85 deg 03' 01" E, 247.41' to the POINT OF BEGINNING and containing 128759 square feet, or 2.956 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.

Tract No. II:
Being the easement set forth in the Grant of Easement of record in Book 8502, page 962, said Register's Office.

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

1. Metropolitan Government Taxes.

2. Sanitary sewers, storm drainage and water main easement, of record in Book 6327, page 387, said Register's Office.

This is property located on 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 22 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 22 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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