Davidson County DEEDWARR
Recvd: 07/06/07 14:06 5 pgs
Fees:28.00 Taxes:2719.50

20070706-0080894

BCCB Lane

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dialysis Clinic, Inc. 1633 Church Street, Suite 500 Nashville, TN 37203	Map: 92-07-0 Parcels: 332.00 333.00	Dialysis Clinic, Inc. 1633 Church Street, Suite 500 Nashville, TN 37203
This instrument prepared by: Boult Cummings Conners & Berry, PLC (RLW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DOCUMENT MANAGEMENT & STORAGE, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfer and convey to **DIALYSIS CLINIC, INC.**, a Tennessee non-profit corporation (the "Grantee"), Grantee's successors and assigns, a fee simple interest in and to certain land in located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"). This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters listed on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 735,000.

Jack Benjamin
Affiant

Subscribed and sworn to before me this 3rd day of July, 2007.

ROBERT L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 12-20-10

Grantor further covenants and binds himself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, and not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this third day of July 2007, but effective as of July 5, 2007.

GRANTOR:

DOCUMENT MANAGEMENT & STORAGE, LLC

By: Jack Benjamin
Jack Benjamin, sole member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Robert L. West the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack Benjamin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the sole member of Document Management & Storage, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such sole member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as sole member.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of July, 2007.

ROBERT L. WEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 23, 2010

NOTARY PUBLIC

My Commission Expires: January 23, 2010

EXHIBIT A

Tract No.1:

A parcel of land in the City of Nashville, Davidson County, Tennessee, described as follows:

Being Lot Nos. 14 and 15 on the Plan of H. P. Bostick's First Addition to Nashville, as of record in Book 21, page 31, of the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 14 and 15 front together 116 feet on the southerly side of Clinton Street and run back 181 feet on the easterly line and 181 feet, more or less, on the westerly line with the easterly margin of 19th Avenue North, formerly Walnut Street, to an alley, measuring 136 ½ feet thereon.

Being the same property conveyed to DOCUMENT MANAGEMENT & STORAGE, LLC by deed from R. PERRY BURCH AND R. CARL BURCH of record as Instrument No. 19991213-0302387, dated December 8, 1999, Register's Office for Davidson County, Tennessee.

Tract No. II:

LAND in Davidson County, Tennessee, being part of Lot Nos. 32 through 37 of the H. P. Bostick's Addition, as of record in Plat Book 21, page 31, Register's Office for Davidson County, Tennessee, also part of Clinton Street, closed by Council Bill No. 082-823, easements were retained, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the southerly right-of-way line of CSX Transportation Railroad, width varies, and the easterly right-of-way line of Nineteenth Avenue North, 40 feet in width, said iron rod set being located at Northing 666,419.36, Easting 1,731,210.47, on the State Plane Coordinate System NAD-83 (1990); thence, leaving the easterly right-of-way line of Nineteenth Avenue North, with the southerly right-of-way line of CSX Transportation Railroad, with an arc to the right, along an arc length of 322.25 feet, the central angle of which is 01 deg. 25 min. 34 sec., the radius of which is 12946.41 feet, the chord of which is North 57 deg. 01 min. 30 sec. East, 322.24 feet to an iron rod set at the intersection with the westerly right-of-way line of Dr. D.B. Todd, Jr., Boulevard; thence, leaving the southerly right-of-way line of CSX Transportation Railroad, with the westerly right-of-way line of Dr. D.B. Todd, Jr., Boulevard, South 28 deg. 35 min. 27 sec. East, 170.79 feet to an iron rod set, at a corner common with the property of Metropolitan Government Nashville Electric Power Board, as of record in Book 1643, page 287, Register's Office for Davidson County, Tennessee, said iron rod set also being located at the center of Clinton Street, closed by Council Bill No. 082-823, easements were retained; thence, leaving the westerly right-of-way line of Dr. D.B, Todd, Jr., Boulevard, with the northerly property line of the Metropolitan Government Nashville Electric Power Board, and the center of said Clinton Street, South 62 deg. 36 min. 07 sec. West, 208.19 feet to a pk nail set; thence, leaving the center of said Clinton Street, with the westerly property line of the Metropolitan Government Nashville Electric Power Board, South 27 deg. 23 min. 53 sec. East, 24.75 feet to an iron rod set at a corner common with the property of R. Perry & R. Carl Burch, as of record in Book 8455, page 933, Register's Office for Davidson County,

Tennessee, said iron rod set also being located in the southerly right-of-way line of said Clinton Street; thence, with the northerly property line of R. Perry & R. Carl Burch, and the southerly right-of-way line of said Clinton Street, South 62 deg. 36 min. 07 sec. West, 116.00 feet to an iron rod set in the easterly right-of-way line of Nineteenth Avenue North; thence, leaving the southerly right-of-way line of said Clinton Street, with the easterly right-of-way line of Nineteenth Avenue North, North 27 deg. 25 min. 30 sec. West, 164.19 feet to the point of BEGINNING, containing 53,126 square feet or 1.220 acres, more or less.

Being the same property conveyed to DOCUMENT MANAGEMENT, LLC by deed from WARNER STREET COMPANY, INC. of record as Instrument No. 19991228-0307847, dated December 15, 1999, as corrected as Instrument No. 20020514-0059234, dated May 13, 2002, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2007, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 21, page 31, Register's Office for Davidson County, Tennessee.

3. Agreement of restrictive use easement of record in Book 5431, page 25, as amended in Book 5533, page 796, said Register's office.

4. Subject to a street closing and any easements retained in Ordinance No. 082-823 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

5. Title to that portion of the premises, if any embraced within the charter right-of-way of CSX Transportation Railroad.

6. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.