WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/07 12:28 2 pgs
Fees:13.00 Taxes:3700.00
20070717-0085025

FILE BOX 19B
07-03-048-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of July, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL D. SHMERLING PARTNERS, G.P. (NAME)	" NEW OWNER " (NAME)	92-12
618 Church Street Ste. 200 (ADDRESS)	(ADDRESS)	389.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LIFELINE BIOMEDICAL EQUIPMENT SERVICES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of a resubdivision of a portion of Lot 152 of the John Boyd Home Place, said resubdivision being of record in Book 6050, Page 166, Register's Office for Davidson County, Tennessee, according to a survey by John Kohl & Company, P.C., dated March 16, 2000, unrecorded, executed by Patrick S. Coode, Tennessee Surveyor No. 855, and being more particularly described as follows:

BEGINNING at a point on the East margin of Church Street, said point being a common front corner with Lot No. 2 on said Plan; thence running in a northerly direction along the margin of Church Street North 52 deg 21' 5" East a distance of 122.69 feet to a point; thence leaving the margin of Church Street running South 37 deg 13' 54" East a distance of 173.53 feet to the margin of an alley; thence running along the margin of said alley South 52 deg 21' 20" West a distance of 90.36 feet to a point, said point being the common rear boundary with said Lot No. 2; thence running along the common boundary with said Lot No. 2, North 37 deg 9' 58" West a distance of .43 feet to a point; thence running South 37 deg 10' 23" East 3.30 feet to a point; thence running South 52 deg 45' 48" West a distance of 31.92 feet to a point; thence running North 37 deg 22' 45" West a distance of 49.44 feet to a point, said point being the point of BEGINNING.

BEING all the same property conveyed to LIFELINE BIOMEDICAL EQUIPMENT SERVICE, INC., by Deed from James R. Newpart and wife, Myra M. Newpart, of record in Instrument No. 20000320-0028260, Register's Office for Davidson County, Tennessee. Said Deed was corrected and recorded in Instrument No. 20000504-0045317, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1903 Church Street, Nashville, TN, 37203.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF, its hands, this 16th day of July, 2007

LIFELINE BIOMEDICAL EQUIPMENT SERVICES, INC.,
A TENNESSEE CORPORATION

By: _____
TERRY R. PAYNE, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **TERRY R. PAYNE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **LIFELINE BIOMEDICAL EQUIPMENT SERVICES, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such 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 such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of July, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **PETER WEISS** who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

SEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON