Davidson County DEEDWARR
Recvd: 05/29/08 15:42 3 pg:
Fees:18.00 Taxes:23310.00
20080529-0054885

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Medical Pavilion Investors, LLC 295 Highway 385 Hereford, TX 79045	Same	92-12/505

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pavilion Investors, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Medical Pavilion Investors, LLC**, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located in the northeast quadrant of the intersection of Patterson and Twentieth Avenue North and being more particularly described as follows:

Beginning at an iron pin at the intersection of the northerly margin of Patterson Street with the easterly margin of Twentieth Avenue North;

Thence, with the easterly margin of Twentieth Avenue North, N 30 degrees 38' 11" W, 295.73 feet to an existing iron;

Thence, leaving said margin with the southerly line of Charlotte Pike Redevelopment Group, LLC, of record in Deed Book 10472, page 911, R.O.D.C., N 59 degrees 22' 11" E, 191.81 feet to an existing iron pin in the terminus of Cartwright Street;

Thence, with said terminus, S 31 degrees 43' 19" E, 31.57 feet to an existing iron pin;

Thence, with the southerly margin of Cartwright Street, N 59 degrees 17' 50" E, 117.76 feet to an existing pin;

Thence, leaving Cartwright Street with the west line of 440 Medical Group of record in Deed Book 5159, Page 535, R.O.D.C., S 30 degrees 35' 57" E, 263.92 feet to an existing iron pin in the northerly margin of Patterson Street;

Thence, with said margin S 59 degrees 17' 50" W, 310.00 feet to the point of beginning containing 87,925 square feet or 2.02 acres, more or less.

Being the same property conveyed to Pavilion Investors, LLC, a Tennessee limited liability company, by instrument of record as Instrument No. 20011002-0106172, Register's Office for Davidson County, Tennessee.

This is improved property known as 1916 Patterson Street, Nashville, Davidson County, Tennessee, 37203.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

1. Taxes for the year 2008, a lien which is not yet due and payable.
2. Water and sewer charges not yet due and payable.
3. All building and zoning laws, codes, and regulations affecting the property, including all proffers, special exceptions, conditions, site plan approvals, and other similar matters, if any, relating to the zoning of the property.
4. All matters shown on survey dated May 7, 2008 by Ragan-Smith Associates, Inc., Ted J. Stevenson, II, RLS 2136.

GRANTOR further covenants and binds itself, its heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed as of the 29th day of May, 2008.

PAVILION INVESTORS, LLC

By: _____

Faran Ferdowsi, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Faran Ferdowsi, 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 Chief Manager of Pavilion Investors, LLC, the bargainor, a Tennessee limited liability company and that Faran Ferdowsi as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 29th day of May, 2008.

GINGER M. REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 5-8-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $6,300,000.00.

_____
Affiant

Sworn to and subscribed before me this 29th day of May, 2008.

_____
Notary Public

My Commission Expires: 5-8-10

GINGER M. REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.