Davidson County DEEDWARR 5/R
Recvd: 10/30/08 11:24 4 pgs
Fees:23.00 Taxes:1683.50
20081030-0108308

SPECIAL WARRANTY DEED

FROM: Dialysis Clinic, Inc.

TO: North Charlotte Avenue Holdings, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
North Charlotte Avenue Holdings, LLC 401 Church Street, Suite 3000 Nashville, TN 37219	Same	Map 92-4, Parcel 337

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $455,000.00.

SANDRA K. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 22, 2010

Affiant

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

Notary Public

My Commission Expires: 5-22-2010

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dialysis Clinic, Inc., a Tennessee corporation** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **North Charlotte Avenue Holdings, LLC, a Tennessee limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising

out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 29th day of October, 2008.

SELLER: Dialysis Clinic, Inc., a Tennessee corproation

By: James Perry

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sandra Hill, a Notary Public in and for the County and State aforesaid, personally appeared James Perry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President of Dialysis Clinic Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he/she 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/herself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of October, 2008.

Sandra Hill

Notary Public

My Commission Expires:

May 22, 2010

SANDRA K. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 22, 2010

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land lying in the 19th Councilmanic District, Metropolitan, Nashville, Davidson County, Tennessee being a portion of Lots 100, 101, 102, 103 and an unnamed lot of the Plan of Lots of Samuel Watkins of record in Plat Book 57, Page 13, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an iron rod set on the northerly margin of Clinton Street (50' R.O.W.) and the easterly margin of Interstate 40 Federal Aid Project Number I-40-4(18)208, said iron rod being 241.20 feet from the intersection of the northerly margin of Clinton Street and the easterly margin of 12th Avenue North;

Thence leaving said Clinton Street with said I-40 with said L & N Railroad through the following courses;

North 60 deg. 12' 16" East, 32.18 feet to a building corner;

Thence North 63 deg. 51' 37" East, 28.14 feet to a building corner;

Thence North 68 deg. 24' 43" East, 102.23 feet to an iron rod set on the westerly line of Alley-Cassetty Coal Co. of record in Deed Book 6433, Page 609;

Thence leaving said Railroad property with said Alley-Cassetty Coal Co. South 29 deg. 41' 01" East, 94.00 feet to an iron rod set on the northerly margin of said Clinton Street;

Thence with said margin South 60 deg. 19' 00" West, 169.80 feet to the point of beginning, containing 0.397 acres (17,312 sq. ft.), more or less, as per survey dated January 9, 1997, Job Number 17651.01, by Gresham, Smith and Partners, Gregory L. Finck, TN R.L.S. # 1853, 3310 West End Avenue, Nashville, Tennessee 37203.

Being the same property conveyed to Dialysis Clinic, Inc. by Deed of record in Book 10328, Page 960, Register's Office for Davidson County, TN.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2008, which are due and payable but not yet delinquent.