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Grn

BILL GARRETT, Davidson County
Trans:T20090044480 DEEDWARR
Recvd: 07/02/09 10:25 2 pgs
Fees:13.00 Taxes:74.00
20090702-0061696

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $20,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2009. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Address New Owner As Follows: Matthew Walker Comprehensive Health Center Inc. 1035 14th Avenue North Nashville, TN 37208	Send Tax Bills To: Same As New Owner	Map-Parcel Number: 081160441000 081160441100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE EPISCOPAL DIOCESE OF TENNESSEE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MATTHEW WALKER COMPREHENSIVE HEALTH CENTER INC.,** a Tennessee corporation, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

1313 Jefferson Street:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being the northwest part of Lot No. 10 on the map of Thomas Harding's Plan of Lots of record in Book No. 19, Page 241, Register's Office for said County.

Said part of said lot fronts 29 feet on the south side of Jefferson Street and runs back between parallel lines, along the east margin of 14th Avenue North 100 feet to a dead line.

Being the same property conveyed to Episcopal Diocese of Tennessee from Olivia Blackman, Administratrix CTA of The Estate of Martha Pearl Ruddock, by Administratrix's Deed dated July 1, 2008, of record as Instrument No. 20080703-0068992, Register's Office for Davidson County, Tennessee.

1311 Jefferson Street:

Being part of Lot No. 10 on the plan of Thomas Harding's 1st Addition to Nashville, of record in Book 19, Page 241, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning on the Southerly margin of Jefferson Street, 29 feet Easterly from the Easterly margin of 14th Avenue, North, formerly Watkins Street; thence Southerly parallel with the Easterly margin of said Avenue, 100 feet; thence Easterly parallel with Jefferson Street, 29 feet; thence Northerly parallel with said Avenue 100 feet to the Southerly margin of said street, Westerly 29 feet to the beginning.

Being the same property conveyed to Episcopal Diocese of Tennessee from Olivia Blackman, Administratrix CTA of The Estate of Martha Pearl Ruddock, by Administratrix's Deed dated July 1, 2008, of record as Instrument No. 20080703-0068994, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 19, Page 241, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1311 and 1313 Jefferson Street Nashville, TN 37208.**

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 we 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 further covenant and bind ourselves, our heirs 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 person whomsoever.

WITNESS my hand this 1st day of July, 2009.

The Episcopal Diocese of Tennessee

By: _____
W. A. Stringer, Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. A. STRINGER,** with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **TREASURER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of July, 2009.

(Seal)

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____

My Commission Expires MAY 2, 2011