BILL GARRETT, Davidson County
Trans:T20090087017 DEEDWARR
Recvd: 12/29/09 09:36 3 pgs
Fees:18.00 Taxes:8880.00
20091229-0117768

Tax Map: Map 175 Parcel 154; Map 175 Parcel 166;
Map 176 Parcel 35; and Map 176 Parcel 51

Prepared by: Travis D. Henry, Attorney
Cleveland, Tennessee 37311
s #30426 (c)

WARRANTY DEED

FOR FIVE DOLLARS ($5.00) and other valuable considerations paid, We, **HAROLD HOLIGAN AND WIFE, HERMENA HOLIGAN,** have this day bargained and sold, and do hereby sell, transfer and convey unto **HIGHLAND PARK MEDICAL INVESTORS, LLC, a Tennessee Limited Liability Company,** its successors and/or assigns, forever in fee simple, the following described real estate located in the 32nd Councilmanic District of Davidson County, Tennessee, to-wit:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of owner/Grantee(s) is/are: 3570 Keith Street NW
Cleveland, TN 37312

Said person(s) is/are responsible for payment of real property taxes.

TO HAVE AND TO HOLD said real estate unto the said **HIGHLAND PARK MEDICAL INVESTORS, LLC, a Tennessee Limited Liability Company,** its successors and/or assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to sell and convey the same; that the title thereto is clear, free and unencumbered, and they will forever WARRANT AND DEFEND the title thereto against all lawful claims.

WITNESS Grantors' signatures this 14th day of December, 2009.

HAROLD HOLIGAN

Hermena Holigan
HERMENA HOLIGAN

STATE OF Texas)
COUNTY OF Denton)

On this 14th day of December, 2009, before me personally appeared **Harold Holigan and wife, Hermena Holigan,** to me known to be the person(s) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Cynthia L Cottrell
NOTARY PUBLIC

My Commission Expires: 5-23-11

CYNTHIA L. COTTRELL
Notary Public, State of Texas
My Commission Expires
May 23, 2011

I hereby swear and affirm that $ 2,400,000.00 is the greater of the actual consideration or value as of the date of transfer of the property above described.

Mary Maumond, Agent
~~Affiant~~

SWORN TO ME this 22 day of Dec., 2009.

Karen H. Bishop
NOTARY PUBLIC

My Commission Expires: 5/22/13

KAREN H. BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
BRADLEY COUNTY

EXHIBIT "A"
PROPERTY DESCRIPTION

PROPERTY LOCATED in the 32nd Councilmanic District of Davidson County, Tennessee, as record in Deed Book 20070806, page 93127, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a mag nail with washer at the intersection of the Northern margin of Murfreesboro Pike (right-of-way varies) and being the centerline of Lavergne Couchville Pike, said mag nail with washer being the corner of Harold Holigan and wife, Hermena Holigan property, as of record in Deed Book 20070806, page 93127, Register's Office of Davidson County, Tennessee, leaving said Northern margin of Murfreesboro Pike, and following the said centerline of Lavergne-Couchville Pike North 24 degrees 21 minutes 43 seconds East, 586.31 feet to a mag nail with washer; thence, leaving said centerline of Lavergne Couchville Pike and following the Southern boundary of Section One, Hickory Woods East, as of record in Plat Book 6900, page 510, Register's Office of Davidson County, Tennessee, South 48 degrees 05 minutes 33 seconds East, 659.26 feet to a rebar; thence, continuing with said Southern boundary of Section One, Hickory Woods East South 46 degrees 05 minutes 45 seconds East, 530.10 feet to a rebar; thence North 71 degrees 53 minutes 15 seconds East, 56.19 feet to a rebar; thence South 46 degrees 02 minutes 42 seconds East, 22.64 feet to a rebar on the Western margin of Hickory Woods Drive (60 feet right-of-way), said rebar being the Northeast corner of the property herein described; thence, following said Western margin of Hickory Woods Drive the following courses and distance; South 71 degrees 48 minutes 08 seconds West, 194.97 feet to a rebar; thence, along a curve to the left having a Radius of 550.87 feet, a central angle of 32 degrees 14 minutes 19 seconds, an arc length of 309.96 feet, and a Tangent of 159.20 feet to a rebar, South 39 degrees 22 minutes 21 seconds West, 104.04 feet to a concrete monument; thence, rounding the intersection of Hickory Woods Drive and Murfreesboro Pike with a curve to the right having a radius of 25.00 feet, a central angle of 96 degrees 56 minutes 34 seconds, an arc length of 42.30 feet, and a Tangent of 28.23 feet to a rebar on the margin of Murfreesboro Pike, thence along the margin of said Murfreesboro Pike, North 47 degrees 30 minutes 49 seconds West, 872.03 feet to BEGINNING. All as shown on survey by David L. Hopkins, Jr., Tennessee License No. 120, of Hopkins Surveying Group, Drawing Number 2009-132A-3, dated July 31, 2009 and revised 14 December 2009.

PRIOR TITLE SOURCE: BEING that same property conveyed to Harold Holigan and wife, Hermena Holigan, by Special Warranty Deed from F & D Development of Virginia, Inc., dated 31 July 2007 and recorded in Instrument # 20070806-0093127, in the Register's Office of Davidson County, Tennessee (RODCT).

SUBJECT To Transmission Line Easement of Record in Book 437, page 24, Book 437, page 39, Book 9632, page 973 and as Instrument No. 20020116-006428, in the Register's Office of Davidson County, Tennessee (RODCT).

SUBJECT to Note shown on the Plan of Record stating the following: "indicated areas 1 and 2 are required for the soil absorption system. The initial system is to be installed within the boundaries of area number 1 with area number 2 being held in reserve for future use, if necessary. These areas are to remain undisturbed in their natural condition where no cut, fill, driveway, or water line is allowed." Said Plan is recorded in Book 4715, page 180, RODCT.

SUBJECT to Easement for sanitary sewers and/or storm drainage of record in Book 6954, page 24, RODCT.

SUBJECT to Restrictions as set out in Declaration of Covenant recorded in Instrument #20090918-0087289, RODCT.