Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dialysis Clinic, Inc. 1633 Church Street, Suite 500 Nashville, TN 37203	Same as New Owner	Map: 092-12 Parcel: 378.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **John H. Chapman and wife, Starr S. Chapman** ("Grantor") have bargained and sold, and hereby transfer and convey to **Dialysis Clinic, Inc., a Tennessee non-profit corporation** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee; Taxes for the year 2010, a lien not yet due and payable has been prorated and assumed by the Grantee; Property condemnation proceedings as shown in Book 2, page 174 of the minutes of the City Council of Nashville dated June 3, 1924 and all matters as shown on that survey prepared by Frank V. Neeley, RLS No.1493, dated 04/14/10, Sharondale Surveying, Inc.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 1719 Church Street, Nashville, TN 37203.

EXECUTED this 19th day of April, 2010.

John H. Chapman

Starr S. Chapman

BILL GARRETT, Davidson County
Trans:T20100023325 DEEDWARR
Recvd: 04/20/10 11:06 3 pgs
Fees:18.00 Taxes:1813.00
20100420-0029712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John H. Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2010.

Notary Public

My Commission Expires:

DAVID B GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 9 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Starr S. Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2010.

Notary Public

My Commission Expires:

DAVID B GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 9 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of April, 2010.

NOTARY PUBLIC

My Commission Expires:

_____

DAVID B GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 9 2012

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, as more particularly described according to that survey by Frank V. Neeley, RLS # 1493, Sharondale Surveying, Inc., dated April 14, 2010, as follows:

Beginning at a survey nail set, said survey nail being North 59 degrees 07 minutes 09 seconds East, 100.00 feet from the point of intersection of the southeast margin of Church Street with the northeast margin of 18th Avenue North; thence with the southeast margin of Church Street, North 59 degrees 07 minutes 09 seconds East, 50.00 feet to a survey nail found; thence, leaving the southeast margin of church street, South 30 degrees 48 minutes 58 seconds East, 172.75 feet to a survey nail found in the northwest margin of a twenty foot wide public alley; thence, with the northwest margin of said twenty foot wide public alley, South 59 degrees 07 minutes 09 seconds West, 50.00 feet to an iron pin set; thence, leaving the northwest margin of said twenty foot wide public alley, north 30 degrees 48 minutes 58 seconds west, 172.75 feet to the point of beginning, containing 8,637 square feet, (0.198 acres).

Being part of the same property conveyed to John H. Chapman and wife, Starr S. Chapman by deed dated June 20, 2007 from Spiva-Hill Church Street Partners, a Tennessee general partnership, of record in Instrument No. 20070622-0075114, Register's Office for Davidson County, Tennessee.