11-05-001-D

Map & Parcels:
92-12-0-282.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARRSP
Recvd: 06/29/12 12:56 3 pgs
Fees:18.00 Taxes:2294.00
20120629-0057346

The actual consideration or value, whichever is greater, for this transfer is **$620,000.00.**

Affiant

Subscribed and sworn to before me this the 28th day of JUNE 2012.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, STE. 301, NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
SETON CORPORATION D/B/A BAPTIST HOSPITAL
300 20th Avenue North, Ste. G06
Nashville, TN 37203

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

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 and sufficiency of all of which is hereby acknowledged, **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **SETON CORPORATION D/B/A BAPTIST HOSPITAL, A TENNESEE NON-PROFIT CORPORATION**, hereinafter called the **"Grantee"**, its successors and assigns, the following described real property located in Davidson County, Tennessee, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, if any, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property"):

More fully described on **"Exhibit A"** attached hereto.

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

Grantor further covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, and through or under Grantor.

Grantor further covenants and binds itself, its representatives, successor and assigns to warrant specifically and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Taxes have NOT been prorated and will be paid by the Grantee herein for current tax year.

Subject property being property located at **1916 CHURCH STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37203.**

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 28th day of JUNE, 2012.

MICHAEL D. SHMERLING PARTNERS, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
MICHAEL D. SHMERLING,
MANAGING GENERAL PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the MANAGING GENERAL PARTNER of **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, the within named bargainor, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself, as Managing General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2012.

My Commission Expires: 9/9/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 5, in Division "A" in the Plan of the Murphy Land Company, of record in Book 161, page 113, Register's Office for Davidson County, Tennessee, and being more particularly described by an ALTA/ACSM Land Title Survey, by Timothy Mark Donlon, Tennessee Registered Land Surveyor No. 2297, dated June 22, 2012, as follows:

Beginning at an iron pin set in north right-of-way of Church Street, being the southwest corner of this herein described tract of land conveyed to Michael D. Shmerling Partners, a Tennessee General Partnership, of record in Instrument No. 20050502-0048193, Register's Office for Davidson County, Tennessee;

Thence leaving the right-of-way of Church Street, north 30° 25' 24" west, 163.00 feet, to an iron pin set in the south right-of-way of alley #378;

Thence with the right-of-way of alley #378, north 59° 18' 17" east, 49.80 feet, to an iron pin found;

Thence leaving said right-of-way, south 30° 24' 44" east, 163.00 feet, to an iron pin set in the north right-of-way of church street;

Thence with said right-of-way, south 59° 18' 17" west, 49.77 feet to the point of beginning, containing 8,114.79 square feet or 0.19 acres more or less.

Being the same property conveyed to Michael D. Shmerling Partners, G.P., a Tennessee General Partnership, by deed from Benjamin H. Caldwell, Jr., and wife, Gertrude S. Caldwell, dated April 29, 2005, of record in Instrument No. 20050502-0048193, Register's Office for Davidson County, Tennessee.