BILL GARRETT, Davidson County
Trans:T20130043461 DEEDWARRSP
Recvd: 05/23/13 15:52 5 pgs
Fees:28.00 Taxes:9122.41
20130523-0052476

SPECIAL WARRANTY DEED

This Instrument Prepared By:
Robert N. Buchanan III
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, TN 37219

Address New Owner	Send Tax Bills To:	Map/Parcel
The Health Center of Nashville, LLC c/o National HealthCare Corporation 100 Vine Street Murfreesboro, TN 37130	Same	Map 169 Parcel No. 67

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,465,515.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of May, 2013.

Notary Public

My commission expires: 9-21-2016

ANN S. BENSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WILLIAM E. STEPHENS, JR. ("Grantor"), a resident of Davidson County, Tennessee, has bargained and sold and by these presents does hereby transfer and convey unto THE HEALTH CENTER OF NASHVILLE, LLC, a Tennessee limited liability company ("Grantee"), a certain tract or parcel of land located in Davidson County, Tennessee, which is described on **Exhibit A** attached hereto and incorporated herein.

Said parcel is an undeveloped parcel located at the intersection of Highway 100 and Pasquo Road.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except subject to the following:

1. A sign easement area as described in and governed by the terms of that certain Agreement for Grant of Sign Easement to be recorded concurrently herewith.

2. All easements and setbacks and other matters to be shown on the Final Plat, Stephens Village East Subdivision, to be recorded hereafter.

3. A lien for 2013 property taxes which are to be prorated.

Grantor further covenants and binds himself, his heirs, successors, assigns, and representatives to warrant specially and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise. The warranties passing to the said Grantee are limited to those matters arising from acts of the Grantor, his agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.

Neika Stephens, the spouse of Grantor, joins in this conveyance to convey any marital interest she has in the above described land.

Witness the hand of Grantor on this 22 day of May, 2013.

GRANTOR:

WILLIAM E. STEPHENS, JR.

NEIKA STEPHENS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, John Gregory Hardeman, a Notary Public of said County and State, WILLIAM E. STEPHENS, JR., 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 seal, at Office in Nashville, Tennessee, this 22 day of May, 2013.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, John Gregory Hardeman, a Notary Public of said County and State, NEIKA STEPHENS, 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 seal, at Office in Nashville, Tennessee, this 22 day of May, 2013.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT A

Legal Description

BEING A CERTAIN TRACT OF LAND LOCATED IN THE 35TH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEEE, BEING LOCATED AT THE SOUTHEAST INTERSECTION OF HIGHWAY 100 (RIGHT-OF-WAY WIDTH VARIES) AND PASQUO ROAD (A 50 FOOT RIGHT-OF-WAY), AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES (RSA), SAID IRON ROD BEING LOCATED AT THE ABOVE DESCRIBED INTERSECTION, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 100, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34 DEGREES 51 MINUTES 55 SECONDS, A RADIUS OF 1,289.23 FEET, AN ARC LENGTH OF 784.52 FEET, AND A CHORD OF NORTH 57 DEGREES 10 MINUTES 42 SECONDS EAST, 772.47 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY LINE, NORTH 40 DEGREES 36 MINUTES 49 SECONDS EAST, 119.24 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING THE NORTHWEST CORNER OF TRACESIDE, SECTION TWO, OF RECORD IN PLAT BOOK 7900, PAGE 981, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.,TN.);

THENCE, LEAVING THE SOUTHERN RIGHT-OF-WAY OF SAID HIGHWAY 100 AND WITH THE WESTERN LINE OF SAID TRACESIDE, SECTION TWO, SOUTH 39 DEGREES 36 MINUTES 54 SECONDS EAST, 172.21 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING LOCATED IN THE NORHTERN LINE OF TRACESIDE, SECTION NINE, OF RECORD IN INSTRUMENT NO. 200001030000455, R.O.D.C.,TN.;

THENCE, WITH THE NORTHERN LINE OF SAID TRACESIDE, SECTION NINE, FOR THE FOLLOWING FOUR CALLS: 1.) SOUTH 53 DEGREES 12 MINUTES 38 SECONDS WEST, 113.18 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA; 2.) SOUTH 38 DEGREES 20 MINUTES 51 SECONDS EAST, 305.22 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA; 3.) SOUTH 43 DEGREES 05 MINUTES 03 SECONDS WEST, 672.91 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA; AND 4.) SOUTH 08 DEGREES 13 MINUTES 53 SECONDS WEST, 850.00 FEET TO AN IRON ROD (OLD), SAID IRON ROD BEING LOCATED IN THE NORTHERN RIGHT-OF-WAY OF UNION BRIDGE ROAD (A 60 FOOT WIDE RIGHT-OF-WAY);

THENCE, WITH THE NORTHERN RIGHT-OF-WAY OF SAID UNION BRIDGE ROAD FOR THE FOLLOWING TWO CALLS: 1.) NORTH 81 DEGREES 36 MINUTES 23 SECONDS WEST, 230.05 FEET TO A CONCRETE MONUMENT (OLD); AND 2.) NORTH 36 DEGREES 30 MINUTES 38 SECONDS WEST, 135.72 FEET TO A CONCRETE MONUMENT (OLD), SAID MONUMENT BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF SAID PASQUO ROAD;

THENCE, WITH THE EASTERN RIGHT-OF-WAY OF SAID PASQUO ROAD, NORTH 02 DEGREES 19 MINUTES 55 SECONDS WEST, 1,121.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 782,402 SQUARE FEET OR 17.96 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES, ACCORDING TO A SURVEY BY KEVIN BRIDWELL, TENNESSEE RLS # 1797, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN. 37206. PHONE (615) 244-8591.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO W. E. STEPHENS FROM LILLIE MAE ANDERSON BY WARRANTY DEED OF RECORD IN DEED BOOK 1309, PAGE 236, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. W. E. STEPHENS DIED INTESTATE, LEAVING WILLIAM E. STEPHENS, JR. AS HIS HEIR.