Prepared by: **James W. Cameron III** **Cameron Worley, P.C.** **112 Westwood Place, Suite 240** **Brentwood, Tennessee 37027**	**STATE OF TENNESSEE)** **COUNTY OF Davidson)** **The actual consideration for this transfer or value of property (whichever is greater) is $1,105,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.** Mandy Homan **Sworn to and Subscribed before me, this 4th day of March, 2014.** **Notary Public** **My Commission Expires: 8/23/16**

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140014737 DEEDWARRSP
Recvd: 03/04/14 13:03 5 pgs
Fees:28.00 Taxes:4088.50
20140304-0018097

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Saint Thomas Midtown Hospital		
300 20th Avenue North, Suite G-6	Same	092-12-0-274.00
Nashville, Tennessee 37203		092-12-0-278.00
Attention: Real Estate Services		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, PARK KING, LLC, a Tennessee Limited Liability Company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys unto SAINT THOMAS MIDTOWN HOSPITAL, a Tennessee not-for-profit corporation (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of real property in Davidson County, Tennessee known as 1919 State Street and 1924 Church Street, Nashville, Tennessee and more particularly described on Exhibit A, attached hereto, 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, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all rights, estate, title and appurtenances thereunto belonging or in any way pertaining thereto, to Grantee, its successors and assigns, forever in fee simple. Grantor 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 made or suffered by Grantor, except the Permitted Encumbrances.

Grantor does further covenant and bind itself, its successors and assigns, to warrant specially and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

WITNESS MY HAND THIS 28 DAY OF FEBRUARY, 2014.

PARK KING, LLC

By: _____
Michael J. Nacarato, Secretary

By: _____
Sharon Harris, President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Jane P. Caplenor, a Notary Public of the state and county aforesaid, personally appeared Michael J. Nacarato, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Secretary of Park King, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Secretary.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28 day of February, 2014.

_____
Notary Public

My Commission Expires: 7/3/2017

JANE P CAPLENOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Jane P. Caplenor, a Notary Public of the state and county aforesaid, personally appeared Sharon Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the President of Park King, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as President.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28 day of February, 2014.

Jane P. Caplenor
Notary Public

My Commission Expires: 7-3-2017

JANE P CAPLENOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Parcel I (1919 State Street)

Land in Davidson County, Tennessee being Lot No. 14 on the Plan of the Murphy Land Company's Division "A" of record in Book 161, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 49.90 feet on the southerly side of State Street and runs back between lines 170.7 feet to an alley and measures 49.80 feet more or less on said alley.

Being the same property conveyed to PARK KING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 20TH & STATE PROPERTIES, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20080201-0010689, dated February 1, 2008, said Register's Office.

Parcel II (1924 Church Street)

Land in the 9th Ward of the City of Nashville, in Davidson County, Tennessee, being the westerly part of Lot No. 1 on the Plan of Murphy Land Company's Division "A" being a Subdivision of Lots Nos. 260 and 261 on the Plan of the Boyd Home Tract, as of record in Book 161, page 113, Register's Office for said County.

Said part of Lot No 1 fronts 49.60 feet on the northerly side of Church Street as widened, and runs back between parallel lines, with the easterly margin of 20th Avenue, North, formerly Boyd Avenue, 163.00 feet, more or less, to an alley.

Being the same property conveyed to PARK KING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 20TH & CHURCH PROPERTIES, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20080201-0010688, dated February 1, 2008, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2014 and subsequent years, a lien, but not yet due and payable.