THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Avenue, North Suite 300
Nashville, TN 37201-1638
(615) 255-2191

BILL GARRETT, Davidson County
Trans:T20150108028 DEEDWARR
Recvd: 12/22/15 12:02 4 pgs
Fees:23.00 Taxes:666.00
20151222-0128623

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
ANBA ABRAAM MEDICAL CLINIC, LLC 555 Bell Rd. Antioch, TN 37013-2001	SAME	14900013200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

YOUSSEF TAWFIK

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III by YOUSSEF TAWFIK this 22 day of Dec., 2015.

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires: 9/11/17

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand Dollars ($180,000.00), payable in cash of One Hundred Twenty Thousand Dollars ($120,000.00), the receipt of which is hereby acknowledged, and a promissory note of Sixty Thousand Dollars ($60,000.00), the receipt of which is hereby acknowledged, the ESTATE OF DONALD L. WEBB, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto ANBA ABRAAM MEDICAL CLINIC, LLC, a Tennessee limited liability company, hereinafter "GRANTEE", its successors and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

GRANTOR covenants that the property is free from all encumbrances made or suffered by GRANTOR but not otherwise and that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said real estate to the GRANTEE, its successors and assigns, against the lawful claims of all persons, claiming by, through and under GRANTOR, but not further or otherwise.

WITNESS my hand this 22 day of Dec., 2015.

ESTATE OF DONALD L. WEBB

By: Delbert M. Stockton Jr
DELBERT M. STOCKTON, JR., Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, DELBERT M. STOCKTON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of Donald L. Webb and that as Executor he executed the within instrument for the purposes therein contained.

Witness my hand, this 22nd day of December, 2015.

NOTARY PUBLIC

My Commission Expires:

9/11/17

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

EXHIBIT A

Land in Davidson County, Tennessee, described according to a survey by Z. J. Wilkinson dated April 30, 1959, as follows: Beginning on the westerly margin of Old Hickory Boulevard at its intersection with the northerly line of the Gentry property; thence with the westerly margin of Old Hickory Boulevard, northwardly 446.7 feet to an iron pin; thence south 85 degrees 20 minutes west 206 feet; thence south 80 degrees east 417 feet to the northerly line of said Gentry property; thence with said line, south 87 degrees 45 minutes east 225 feet to the beginning, containing 2.02 acres, more or less.

INCLUDED BUT EXCLUDED in the above described tract but specifically EXCLUDED therefrom is the following property conveyed to the State of Tennessee by deed recorded in Book 10102, page 699, Register's Office, Davidson County, Tennessee:

This instrument and the property description below were prepared from the plans of the captioned project by:

Right of Way Acquisition Associates
16200 Brandywine Road
Brandywine, Maryland 20613

Beginning at a point on the west existing margin of Bell Road, said point being the point of intersection between the proposed margin and the Grantor with the west existing margin of Bell Road; thence with said existing margin of Bell Road northerly 378 feet more or less to a point 42 feet left of centerline survey station 88+82.13 at the intersection with the Grantor and the west proposed margin of State Project No. 19057-2212-14; thence with said proposed margin a 1804.95 foot radius curve left 78.14 feet to a point 42 feet left of centerline survey station 88+05.81; thence with said proposed margin South 85 degrees 20 minutes 22 seconds West 1.63 feet to a point 43.63 feet left of centerline survey station 88+05.81; thence with said proposed margin South 06 degrees 17 minutes 16 seconds East 109.71 feet to a point 42 feet left of centerline survey station 86+98.37; thence with said proposed margin south 06 degrees 55 minutes 20 seconds East 93.10 feet to a point 42 feet left of centerline survey station 86+05.86; thence with said proposed margin North 83 degrees 05 minutes 52 seconds West 1.32 feet to a point 43.27 feet left of centerline survey station 86+05.86: thence with said proposed margin South 07 degrees 54 minutes 38 seconds East 97.71 feet to

the point of beginning, containing 1,218 feet and being part of the same property conveyed by James Loyal Sanders and wife, Audrey Charlton Sanders to D.L. Webb and wife, Virginia Lewis Webb of record in Book 2926, Page 133, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. Subject to restrictions contained in deed recorded in Book 2926, page 133, Register's Office, Davidson County, Tennessee.

3. Subject to Permanent Easements for construction & maintenance of drainage facilities to State of Tennessee of record in Book 10102, page 699, and Book 10102, page 703, Register's Office, Davidson County, Tennessee.

4. Subject to Temporary Easements for construction of slopes and work area of record in Book 10102, page 703 & Book 10102, page 699, and Book 10099, page 620, Register's Office, Davidson County, Tennessee.

5. Subject to Sanitary Sewer & Storms Drainage to Metro Government of record in Book 8461, page 427 and in Book 10419, page 520, Register's Office, Williamson County, Tennessee.

Being the same property conveyed to Donald L. Webb and wife, Virginia L. Webb, by Deed of record in Book 2926, page 133, R.O.D.C. Virginia L. Webb predeceased Donald L. Webb and her interest vested in him. Donald L. Webb died on May 16, 2015. His Will is probated in the Seventh Circuit Court for Davidson County, Tennessee, docket number 15P-1121, where Delbert M. Stockton, JR. is appointed Executor with full power to sell real property.