

272

BAPTIST MEMORIAL HEALTH CARE
SYSTEM, INC., a Tennessee Not
for Profit Corporation,
GRANTOR

TO

WARRANTY DEED
AND
DEED OF EASEMENT

BAPTIST MEMORIAL HEALTH CARE
DEVELOPMENT CORPORATION, A
Tennessee Not For Profit Corporation,
GRANTEE

As a donation from Grantor to Grantee, BAPTIST MEMORIAL HEALTH CARE SYSTEM, INC. (Grantor) does hereby give, grant, convey, and warrant unto BAPTIST MEMORIAL HEALTH CARE DEVELOPMENT CORPORATION, A Tennessee Not for Profit Corporation, (Grantee), the land lying and being situated in the City of Southaven, DeSoto County, Mississippi, described as follows, to-wit:

All of that property described on Exhibit "A" attached hereto and incorporated herein by reference.

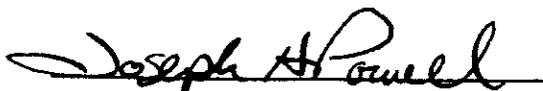
Grantor further does hereby give, grant, convey and warrant unto Grantee two (2) perpetual, non-exclusive easements over and across the following parcels of property:

All of that property described on Exhibit "B" attached hereto and incorporated herein by reference.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Southaven, DeSoto County, Mississippi, and further subject to all applicable building restrictions, easements, and restrictive covenants of record.

Executed as of the 1st day of August, 1988.

BAPTIST MEMORIAL HEALTH
CARE SYSTEM, INC.

By: 

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, personally appeared Joseph H. Powell with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Baptist Memorial Health Care System, Inc., the within named bargainer, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

GIVEN UNDER MY HAND and seal of office, this the 1st day of August 1988.

Patricia Harrison
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MARCH 4, 1990



GRANTOR'S ADDRESS:

GRANTEE'S ADDRESS:

Baptist Memorial Health
Care System, Inc.
899 Madison Avenue
Memphis, TN 38146

Baptist Memorial Health
Care Development Corporation
20 S. Dudley
Memphis, Tennessee 38103

Exhibit "A"

Parcel A

Description of Parcel 'A', of SouthCrest Subdivision (unrecorded) being part of SE 1/4, Section 25, T-1-5, R-8-W property as recorded in Book 165, Page 667 of DeSoto County Register's Office, Southaven, Mississippi

Commencing at a point in the intersection of (unrecorded) SouthCrest Parkway (90' wide) and SouthCrest Circle (68' wide), said point being 2373.55 feet southwest of centerline of Airways Road as measured along the centerline of SouthCrest Parkway; thence, southwardly and along the centerline of SouthCrest Parkway and along the arc of a curve to the left with delta angle of $04^{\circ} 11' 05''$, a radius of 675.00 feet, a tangent of 24.66 feet and a curve length of 49.30 feet to a point in the centerline of said SouthCrest Parkway; thence, northwestwardly $N 70^{\circ} 32' 42'' W$ a distance of 45.00 feet to a point on the west right-of-way line of SouthCrest Parkway; said point being the **POINT OF BEGINNING** of said Parcel 'A'; thence, southwardly and along the west right-of-way line of said SouthCrest Parkway and along the arc of a curve to the left with a delta angle of $21^{\circ} 29' 47''$, a radius of 720.00 feet, a tangent of 136.67 feet and a curve length of 270.13 feet to a point of tangency; thence southeastwardly and along the west right-of-way line of SouthCrest Parkway $S 02^{\circ} 02' 29'' E$ and a distance of 166.92 feet to a point of curvature; thence, southwardly and along the west right-of-way line of said SouthCrest Parkway and along the arc of a curve to the left with a delta angle of $29^{\circ} 22' 35''$, a radius of 1155.00 feet, a tangent of 302.75 feet

and a curve length of 592.19 feet to a point, said point being the common southeast corner of said Parcel 'A' and northeast corner of Parcel 'B' of said unrecorded subdivision; thence southwestwardly S 58° 34' 56" W and a distance of 327.60 feet to a point; thence northwestwardly N 71° 07' 07" W and a distance of 277.91 feet to a point; thence southwestwardly S 18° 52' 53" W and a distance of 186.24 feet to a point on the east right-of-way line of SouthCrest Circle; thence, northwestwardly and along the east right-of-way line of SouthCrest Circle N 55° 42' 23" W and a distance of 37.88 feet to a point of curvature; thence, northwardly and along the arc of a curve to the right with a delta angle of 46° 28' 33", a radius of 716.00 feet, a tangent of 307.44 feet and a curve length of 580.79 feet to a point of tangency; thence, northwestwardly and along east right-of-way line of SouthCrest Circle N 09° 13' 50" W a distance of 190.25 feet to a point of curvature; thence, northwardly and along the arc of a curve to the right with a delta angle of 75° 34' 04", a radius of 516.00 feet, a tangent of 400.02 feet and a curve length of 680.56 feet to a point of tangency; thence, northeastwardly and along the east and/or south right-of-way line of SouthCrest Circle N 66° 20' 14" E and a distance of 89.73 feet to a point of curvature; thence, eastwardly and along the south right-of-way line of SouthCrest Circle along the arc of a curve to the right with a delta angle of 47° 18' 09, a radius of 541.00 feet, a tangent of 236.93 feet and a length of curve of 446.64 feet to a point of tangency; thence,

southeastwardly and along the south right-of-way line of SouthCrest Circle S $66^{\circ} 21' 37''$ E a distance of 5.15 feet to a point of curvature; thence, along the arc of a curve to the right with a delta angle of $85^{\circ} 48' 55''$, a radius of 20.00 feet, a tangent of 18.59 feet and a length of curve of 29.96 feet to a point; said point being the POINT OF BEGINNING of said parcel, containing total of 20.64 acres more or less of land.

Exhibit "A" (Continued)

Parcel B

Description of Parcel 'B' of SouthCrest Subdivision (unrecorded), being part of SE 1/4, Section 25, T-1-5, R-8-W property as recorded in Book 165, Page 667 of DeSoto County Register's Office, Southaven, Mississippi

Commencing at a point in the intersection of (unrecorded) SouthCrest Circle (68' wide) and (unrecorded) SouthCrest Parkway (90' wide) said point being 3,842.11 feet southwest of centerline of Airways Road as measured along the centerline of proposed SouthCrest Parkway; thence, southwestwardly and along the centerline of SouthCrest Circle S 53° 27' 07" W and a distance of 65 feet to a point on the centerline of SouthCrest Circle; thence, northwestwardly and perpendicular to said centerline N 36° 32' 53" W and a distance of 34 feet to a point on the north right-of-way line of said SouthCrest Circle, said point being the POINT OF BEGINNING of said parcel; thence, southwestwardly and along the north right-of-way of said SouthCrest Circle S 53° 27' 07" W and a distance of 167.63 feet to a point of curvature; thence, along the arc of curve to the right and along the said right-of-way line with a delta angle of 70° 50' 30", a radius of 356.00 feet, a tangent of 253.19 feet and a curve length of 440.17 feet to a point of tangency; thence, northwestwardly and along the said right-of-way line of SouthCrest Circle N 55° 42' 23" W and a distance of 331.51 feet to a point; thence, northeastwardly N 18° 52' 53" E and a distance of 186.24 feet to a point, said point being northwest corner of said Parcel B; thence, southeastwardly S 71° 07' 07" E and a distance of 277.91 feet to a

point; thence northeastwardly N $58^{\circ} 34' 56''$ E and a distance of 327.60 feet to a point on the west right-of-way line of SouthCrest Parkway; thence southeastwardly and along the west right-of-way line of said SouthCrest Parkway and along the arc of a curve to left with a delta angle of $05^{\circ} 07' 49''$, a radius of 1155.00 feet, a tangent of 51.74 feet and a curve length of 103.42 to a point of tangency; thence southeastwardly and along the west right-of-way line of SouthCrest Parkway S $36^{\circ} 32' 53''$ E and a distance of 276.58 feet to a point of curvature; thence along the west right-of-way line of SouthCrest Parkway and along the arc of curve to the right with a delta angle of $90^{\circ} 0' 0''$, a radius of 20.0 feet, a tangent of 20.0 feet and a curve length of 31.42 feet to a point. Said point being the **POINT OF BEGINNING** of said parcel, containing a total of 5.68 acres more or less of land.

Exhibit "B"

Easement for SouthCrest Parkway

Description of access easement (SouthCrest Parkway), being part of the Baptist Memorial Hospital Health Care Systems, Inc., property also being part of SE 1/4, Section 25, T-1-S, R-8-W as recorded in Book 165, Page 667 in DeSoto County Register's Office, Southaven, Mississippi.

Commencing at a point found I.P. in the intersection of Airways Road (106 feet wide) and Rosco Road; thence southeastwardly and along the centerline of Airways Road S 01° 19' 15" E and a distance of 855.42 feet to a point in the centerline of Airways Road; thence southwestwardly S 88° 40' 45" and a distance of 53' to a point in the west right-of-way line of Airways Road, said point being the POINT OF BEGINNING of said access easement; thence southeastwardly and along the west right-of-way line of Airways Road S 01° 19' 15" E and a distance of 90 feet to a point; in the west right-of-way line of Airways Road; thence southwestwardly S 88° 40' 45" W and a distance of 297.53 feet to a point; thence along the arc of a curve to the left with a delta angle of 43° 00' 00", a radius of 1319.00 feet, a tangent of 519.57 feet and a length of curve of 989.90 feet to a point; thence southwestwardly S 45° 40' 45" W and a distance of 739.72 feet to a point; thence southwardly and along the arc of a curve to the left with a delta angle of 47° 43' 14", a radius of 630.00 feet, a tangent of 278.66 feet and a distance of 524.72 feet to a point; thence southeastwardly S 02° 02' 29" E and a distance of 166.92 feet to a point; thence southwardly and along the arc of a curve to the left with a delta angle of 34° 30' 24", a radius of 1065.00 feet, a tangent of

330.76 feet and a length of curve of 641.40 feet to a point; thence southeastwardly S $36^{\circ} 32' 53''$ E and a distance of 348.37 feet to a point; thence westwardly and along the arc of a curve to the right with a delta angle of $35^{\circ} 03' 39''$, a radius of 1425.00 feet, a tangent of 450.13 feet and a length of curve of 871.99 feet to a point; thence southeastwardly S $01^{\circ} 29' 14''$ E and a distance of 1113.85 feet to a point in the north right-of-way line of Goodman Road (80 feet wide) thence southwestwardly and along the north right-of-way line of Goodman Road S $88^{\circ} 10' 48''$ W and a distance of 90.00 feet; thence northwestwardly N $01^{\circ} 29' 14''$ W and a distance of 1114.37 feet to a point; thence along the arc of a curve to the left with a delta angle of $35^{\circ} 03' 39''$, a radius of 1335.00 feet, a tangent of 421.70 feet and a length of curve of 816.92 feet to a point; thence northwestwardly N $36^{\circ} 32' 53''$ W and a distance of 348.37 feet to a point; thence northwardly and along the arc of curve to the right with a delta angle of $34^{\circ} 30' 24''$, a radius of 1155.00 feet, a tangent of 358.71 feet and a length of a curve of 695.60 feet to a point; thence northwestwardly N $02^{\circ} 02' 29''$ W and a distance of 166.92 feet to a point; thence northwardly and along the arc of a curve to the right with a delta angle of $47^{\circ} 43' 14''$, a radius of 720.00 feet, a tangent of 318.46 feet and a length of a curve of 599.67 feet to a point; thence northeastwardly N $45^{\circ} 40' 45''$ E and a distance of 739.72 feet to a point; thence northeastwardly and along the arc of a curve to the right with a delta angle of $43^{\circ} 00' 00''$, a radius of 1409.00 feet, a tangent of 555.02 feet and a length of a curve of 1057.44 feet to a point; thence northeastwardly N $88^{\circ} 40' 45''$ E and a distance of 297.53 feet to a point; said point being the POINT OF BEGINNING of said access easement containing 518,893 square feet or 11.91 acres more or less of land.

Exhibit "B" (Continued)

EASEMENT for SouthCrest Circle

Description of access easement (SouthCrest Circle) being part of the Baptist Memorial Health Care Systems, Inc., property also being part of SE 1/4, Section 25, T-1-S, R-8-W as recorded in Book 165, Page 667 in DeSoto County Register's Office, Southaven, Mississippi.

Commencing at a point in the intersection of SouthCrest Parkway, (68 feet wide and unrecorded) and SouthCrest Circle (90 feet wide and unrecorded); said point being 2016.36 north of the intersection of centerline of Goodman Road and SouthCrest Parkway, as measured along the centerline of SouthCrest Parkway; thence southwestwardly S 53° 27' 07" W and a distance of 65.0 feet to a point in the centerline of SouthCrest Circle; thence northwestwardly N 36° 32' 53" W and a distance of 34.00 feet to a point in the north right-of-way line of SouthCrest Circle, said point being the POINT OF BEGINNING of said access easement; thence southwestwardly S 53° 27' 07" W and a distance of 167.63 feet to a point; thence along the arc of a curve to the right with a delta angle of 70° 50' 30", a radius of 356.00 feet, a tangent of 253.19 feet and a length of curve of 440.17 feet to a point, thence northwestwardly N 55° 42' 23" W and a distance of 369.39 feet to a point; thence northwardly and along the arc of a curve to the right with a delta angle of 46° 28' 33", a radius of 716.00 feet, a tangent of 307.44 feet and a curve length of 580.79 feet to a point; thence northwestwardly N 09° 13' 50" W and a distance of 190.25 feet to a point; thence northwardly and along the arc of a curve to the right

584.00 feet, a tangent of 452.73 feet and a curve length of 770.24 feet to a point; thence southeastwardly S 09° 13' 50" E and a distance of 190.25 feet to a point; thence southwardly and along the arc of a curve to the left with a delta angle of 46° 28' 33", a radius of 784.00 feet, a tangent of 336.64 feet and a curve length of 635.95 feet to a point; thence southeastwardly S 55° 42' 23" E and a distance of 369.39 feet to a point; thence southwardly and along the arc of a curve to the left with a delta angle of 70° 50' 30", a radius of 424.00 feet a tangent of 301.55 feet and a curve length of 524.24 feet to a point; thence northeastwardly N 53° 27' 07" E and a distance of 167.13 feet to a point; thence southwardly and along the arc of a curve to the right with a delta angle of 91° 34' 40", a radius of 20.00 feet, a tangent of 20.56 feet and a curve length of 31.97 feet to a point in the west right-of-way line of SouthCrest Parkway; thence northwardly and along the arc of a curve to the left with a delta angle of 01° 34' 40", a radius of 1335.00 feet, a tangent of 18.38 feet and a curve length of 36.76 feet to a point; thence northwestwardly N 36° 32' 53" W and a distance of 71.79 feet to a point; thence southwardly and along the arc of a curve to the right with a delta angle of 90° 00' 00", a radius of 20.00 feet, a tangent of 20.00 feet and a curve length of 31.42 feet to a point, said point being the POINT OF BEGINNING of said access easement containing 214,600 square feet or 4.93 acres more or less of land.

Filed @ 4:15 P M Jan. 12, 1969
 Recorded in Book 211 page 272
 W. E. Davis, Chancery Clerk