This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Unit 1, Lindsley Square
Condominium
329 21st Avenue North
Nashville, Tennessee

Send Tax Bills to:
SAME

Map-Parcel No.:
Part of 92-11-298
Field Book No.:
Part of 21W08815

WARRANTY DEED

BOOK 6134 PAGE 81

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LINDSLEY SQUARE DEVELOPERS, a Tennessee joint venture composed of Mark McDonald, Steve Fridrich and John T. Rochford, III (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Erich B. Groos, M.D., P.C. (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Unit No. 1 in the Lindsley Square Condominium, a Horizontal Property Regime, located at 329 21st Avenue North, Nashville, Davidson County, Tennessee, as shown on the plat of Lindsley Square Condominium, of record in Book 5200, page 542, Register's Office for Davidson County, Tennessee, and described in a Master Deed, of record in Book 6075, page 974, Register's Office for Davidson County, Tennessee, to which reference is here made. This property is subject to the easements, restrictive covenants, conditions, regulations, liens and other matters imposed upon and relating to the property contained in the Master Deed of record as aforesaid, and the By-Laws of the Lindsley Square Condominium Association attached to the Master Deed as Exhibit "B", and recorded in Book 6075, page 991, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to the Grantor by deed from Steve Fridrich and Mark McDonald, of record in Book 5962, page 671, Register's Office for Davidson County, Tennessee

This conveyance is made subject to 1983 property taxes, a lien not yet due and payable. Pro-ration of 1983 property taxes as of the date of this instrument is to be made at such time as property taxes are separately assessed against the property hereby conveyed, and is to be based upon such separate assessment.

This is improved property known generally as Unit 1, Lindsley Square Condominium, 329 Twenty-First Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29th day of June, 1983.

LINDSLEY SQUARE DEVELOPERS, a Tennessee joint venture

By: Mark McDonald
Mark McDonald

By: Steve G. Fridrich
Steve Fridrich

H 7.2 7.7 4

IDENTIF. REFERENCE

SEP 12 8 25 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

MCM

5407 09/12 '468.78-- CHECK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6134 PAGE 82

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark McDonald, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a joint venturer of Lindsley Square Developers, the within named bargainor, a joint venture, and that he as such joint venturer, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of June, 1983.

Notary Public

My Commission Expires: 1-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, The undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steve Fridrich, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a joint venturer of Lindsley Square Developers, the within named bargainor, a joint venture, and that he as such joint venturer, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as joint venturer.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of June, 1983.

Notary Public

My Commission Expires: 1-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $177,767.32.

Affiant

Subscribed and sworn to before me, this 29 day of June, 1983.

Barry W. Bedford
Notary Public

My Commission Expires: 10-15-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6134 PAGE 83

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			177767.32 CO	
			462.28 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	468.78-
6407A09/12/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.2 7 7 4

IDENTIF. REFERENCE

SEP 12 9 25 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 977731