THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20388

Davidson County DEEDWARR
Recvd: 04/10/03 13:50 2pgs
Fees:13.00 Taxes:4960.80

20030410-0047859

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,340,755.53.

Affiant

Subscribed and sworn to before me, this 4th day of APRIL, 2003.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Michael D. Dashiff 425 Royal Oaks Drive Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 116-15 PAR 37 FB BM 2515

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, HR PROPERTIES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL D. DASHIFF AND WIFE, MELISSA H. DASHIFF ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 425 Royal Oaks Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on this 4th day of APRIL, 2003.

HR PROPERTIES OF TENNESSEE, LLC

BY: GALEN SCOTT HALEY, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GALEN SCOTT HALEY, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained and who further acknowledged that HS is the CHIEF MANAGER of HR PROPERTIES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABLITY COMPANY, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of APRIL, 2003.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Royal Oaks Section "B", as of record in Plat Book 1424, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to HR Properties of Tennessee, LLC by deed from Catherine P. Bachmann Wood, By and Through Her Conservator Stephanie Wood Keefe and Edward D. Holzapel and wife, Mary Margaret Holzapel, individually, and Edward D. Holzapel and Mary M. Holzapel as Trustees of the Holzapel Joint Revocable Trust Agreement U/A/D August 24, 1999 of record in Instrument No. 20020520-0061361, re-recorded in Instrument No. 20020625-0075989, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 5787, page 148, said Register's Office.