THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Aspen Grove Title, Inc.
201 Seaboard Lane, Suite 100
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $155,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of November, 2003.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON C

Davidson County DEEDWARR
Recvd: 11/14/03 10:33 2pgs
Fees:13.00 Taxes:575.35

20031114-0166512

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Oxford Properties, LLC
208 Third Ave. N., Suite 300
Nashville, TN 37201

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
093-02-3-C 003.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PROFESSIONAL DEVELOPMENT CORPORATION** hereinafter referred to as Grantor(s), hereby transfers and conveys to **OXFORD PROPERTIES, LLC,** hereinafter referred to as Grantee(s), its successor and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Unit No. 300, as described on the Master Deed of 208 Third Avenue North Condominiums, of record in Book 10165, page 684, Register's Office for Davidson County, Tennessee to which plan reference is hereby attached for a more complete and legal description.

BEING the same property conveyed to PROFESSIONAL DEVELOPMENT CORPORATION by Warranty Deed from 208 3rd Avenue North, LTD., A Tennessee Limited Partnership of record in Book 10201, page 168, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **208 Third Avenue North, Suite 300, Nashville, TN 37201.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of November, 2003.

Professional Development Corporation

By: _____
Robert J. Turner, President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Robert J. Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **President** of **Professional Development Corporation**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/ herself as **President**.

Witness my hand this **7th** day of **November, 2003**.

Notary Public

My Commission Expires: 1/4/06

