31-B
WETE

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JOHN H. HANCOCK, II and wife,
ASHLEY N. HANCOCK
328 Long Hollow Pike
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
19 - 16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THOUSAND DOLLARS ($800,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MEDICAL OFFICE PROPERTIES PARTNERSHIP, a Tennessee General Partnership, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to JOHN H. HANCOCK, II and wife, ASHLEY N. HANCOCK, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

A tract of land in the City of Goodlettsville, County of Davidson, State of Tennessee, and recorded as Lot 1 on the Plan of Northgate Park, Section 15 in Plat Book 6200, Page 360, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin set on the northwest right-of-way line of Long Hollow Pike, an 84 foot road that is northwest a distance of 818.96 feet from the east end of the north return curve at the intersection of Long Hollow Pike and East Cedar Street and proceeding as follows:

1. Leaving Long Hollow Pike with the northeast margin of Northgate Park, Section 11 as recorded in Book 6250, Page 114, Register's Office for Davidson County, Tennessee North 55 degrees 08 minutes 04 seconds West 340.20 feet to a point in Mansker Creek; thence

2. With Mansker Creek North 70 degrees 18 minutes 00 seconds East, 174.18 feet; thence

3. North 21 degrees 47 minutes 00 seconds East 99.88 feet; thence

4. North 86 degrees 07 minutes 00 seconds East 179.90 feet; thence

5. South 53 degrees 17 minutes 00 seconds East 121.59 feet to a point in the creek and on the northwest right-of-way line of Long Hollow Pike; thence

6. With said line South 34 degrees 51 minutes 56 seconds West 347.88 feet to the point of beginning and containing 86,831 square feet or 1.993 acres.

Being the same property conveyed to Medical Office Properties Partnership by deed dated December 18, 1991 of record in Book 8512, Page 625, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to riparian rights in the creek shown on said plat.

This is improved property known as 328 Long Hollow Pike, Goodlettsville, Tennessee 37072.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 12/30/03 11:48 4pgs
Fees:23.00 Taxes:2960.00
20031230-0183776

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns, forever.

GRANTOR covenants with GRANTEE that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 16 day of December, 2003.

MEDICAL OFFICE PROPERTIES PARTNERSHIP

By: _____
Its: Managing Partner

By: _____
Its: Managing Partner

By: _____
Its: Managing Partner

By: _____
Its: Managing Partner

By: _____
Its: Managing Partner

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STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John Berry Middleton MD with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a managing partner of MEDICAL OFFICE PROPERTIES PARTNERSHIP, the within named bargainor, a partnership, and that he as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a managing partner.

Witness my hand and seal this 16 day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared William E. Hardin MD with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a managing partner of MEDICAL OFFICE PROPERTIES PARTNERSHIP, the within named bargainor, a partnership, and that he as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a managing partner.

Witness my hand and seal this 16 day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Anthony V. Dallas M.D. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a managing partner of MEDICAL OFFICE PROPERTIES PARTNERSHIP, the within named bargainor, a partnership, and that he as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a managing partner.

Witness my hand and seal this 16 day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

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ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John E. Bates, Jr. M.D. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a managing partner of MEDICAL OFFICE PROPERTIES PARTNERSHIP, the within named bargainor, a partnership, and that he as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a managing partner.

Witness my hand and seal this 16 day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Ted J. Miller, M.D. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a managing partner of MEDICAL OFFICE PROPERTIES PARTNERSHIP, the within named bargainor, a partnership, and that he as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a managing partner.

Witness my hand and seal this 16 day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $800,000.00.

AFFIANT

Subscribed to and sworn before me, this the 29th day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

9/24/05

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

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