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Davidson County DEEDWARR
Recvd: 03/26/04 15:31 3pgs
Fees:18.00 Taxes:2163.02

20040326-0034511

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $584,600.00. Affiant Subscribed and sworn to before me, this 26th day of March, 2004. Notary Public My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
2104 Sunset Place, LLC 5925 East Ashland Drive Nashville, TN 37215	SAME	Map 104-15-238.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TENNESSEE DENTAL ASSOCIATION,** a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **2104 SUNSET PLACE, LLC, a Tennessee limited liability company.**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on the attached Exhibit A, incorporated hereby by reference.

This conveyance is made subject to:

1. Easement for sewer line retained in the deed of record in Book 1237, page 347, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 547, pages 121 and 122, Register's Office for said County.

This is improved property known as 2104 Sunset Place, Nashville, TN 37212.

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, its successors and assigns, forever; and covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of March, 2004.

TENNESSEE DENTAL ASSOCIATION,
a Tennessee corporation

By: _____
Dr. Ray B. Fossick, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DR. RAY B. FOSSICK**, 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 he is the **Secretary**, of 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 26th day of March, 2004.

_____
Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT A

Legal Description

Land in 18th Civil District of Davidson County, Tennessee, being the easterly 4 feet of Lot No. 5 and the westerly part of the lot shown as 1 to 4 on the Map of Linden Place, as of record in Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee, and bounded on the north by Tennessee Medical Association of record in Book 8094, page 684, Register's Office for Davidson County, Tennessee; on the east by Hunt Family, LLC, as recorded in Instrument No. 200305160067116, said Register's Office and Phillip Guinsburg & Jay Woodman as recorded in Book 4729, page 979, on the south by right-of-way (ROW) of Sunset Place (33' ROW), on the west by Margaret F. Bryan, of record in Book 8210, page 126, Register's Office for Davidson County, Tennessee, said tract being described as follows:

Point of Commencement being the centerline intersection of 21st Avenue South and Sunset Place; thence leaving said intersection North 77 deg. 25 min. 04 sec. West 153.41 feet to the True Point of Beginning, being a found 3/8" iron rod on the northerly ROW margin of Sunset Place, being the southeast corner of the tract being described; thence with said ROW and a curve to the left having a radius of 567.55 feet, an arc length of 55.83, a central angle of 5 deg. 38 min. 05 sec, a chord bearing and distance of South 87 deg. 52 min. 05 sec. West 55.80 feet to a set point; thence continuing with a curve to the right having a radius of 145.30 feet, an arc length of 55.24 feet, a central angle of 21 deg. 47 min. 01 sec., a chord bearing and distance of North 84 deg. 03 min. 27 sec. West 54.91 feet to a set point; thence leaving said ROW North 8 deg. 22 min. 45 sec. East 216.04 feet to a found 3/8" iron rod; thence South 79 deg. 55 min. 57 sec. East 110.02 feet to a found 3/8" iron with a Bennett & Sons Cap #477; thence South 8 deg. 27 min. 02 sec. West 200.29 feet to the true point of beginning, containing 23,152 square feet or 0.53 acres, according to a survey dated February 13, 2004, by Littlejohn Engineering Associates, Inc., Robert M. Searson, Tennessee Registered Surveyor's No. 1666.

Being the same property conveyed to Tennessee Dental Association, a Tennessee corporation by deed from Earl Swensson Architects, Inc., of record in Book 4729, page 979, Register's Office for Davidson County, Tennessee.