This instrument prepared by:
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Davidson County DEEDWARR
Recvd: 05/25/04 09:05 2pgs
Fees:13.00 Taxes:624.01
20040525-0061005

FILE NO: 2004022

PICK-UP

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) MPI Hermitage, LLC	(NAME) Same as new owner	Map 86, Parcel 255
(STREET ADDRESS) 2650 Elm Hill Pike, Suite E	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37214	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **THOMAS M. MITCHELL and wife, SHIRLEY A. MITCHELL,** have this day bargained and sold, and do hereby transfer and convey unto the said **MPI HERMITAGE, LLC, a Tennessee limited liability company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being **Lot No 2**, as shown on the plat of the Baltz Estates of record in Book 5210, page 93, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Mitchell and wife, Shirley A. Mitchell, by deed of record in Book 5370, page 781, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $168,650.80.

Subscribed and sworn to before me this the 21st day of May, 2004.

Affiant

My commission expires: 7/30/05

Notary Public

This is improved property known as Lot 2 (1.19 acres), Baltz Estates, Nashville,Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 21st day of May, 20043.

Thomas M. Mitchell

Shirley A. Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS M. MITCHELL and wife, SHIRLEY A. MITCHELL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2004.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2004 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plat of record in Book 5210, page 93, Register's Office, Davidson County, Tennessee.