Davidson County DEEDWARR
Recvd: 08/19/04 10:33 2pgs
Fees:13.00 Taxes:1106.30

20040819-0100258

Box 44 CL

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Lone Oak Village Partnership, a Tennessee joint venture	New Owner	Map 131-3
110 30th Avenue South #500		Parcel 49
Nashville, TN 37212		26b 12044

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations the receipt and sufficiency of all of which are hereby acknowledged, **Gary W. Bergin and wife, Patricia K. Cowan** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Lone Oak Village Partnership, a Tennessee joint venture** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lone Oak Place Subdivision, as of record in Plat Book 1130, page 81, Register's Office for Davidson County, Tennessee , to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary W. Bergin and wife, Patricia K. Cowan by deed of record in Book 8877, page 114, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 1130, page 81, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4108, page 713, said Register's Office.

This is improved property commonly known as 4217 Lone Oak Road, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $299,000.00.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant

Subscribed and sworn to before me this 17th day of August, 2004.

Notary Public

My Commission Expires: 9/22/07

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of August, 2004.

Gary W. Bergin

Patricia K. Cowan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Gary W. Bergin and wife, Patricia K. Cowan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of August, 2004.

Notary Public

My Commission Expires: 9/22/07