PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of October, 2004, by and between WESTGATE REALTY AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter called Grantor, and THOMAS M. FRAZIER, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WESTGATE REALTY AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY CO., as Grantor, does hereby bargain, sell, transfer and convey unto THOMAS M. FRAZIER, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 149 BELLE FOREST CIRCLE, NASHVILLE, TENNESSEE 37221.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

WESTGATE REALTY AND DEVELOPMENT, LLC

Jeffrey Allen
Jeffrey Allen, Manager
Signature of Seller

Davidson County DEEDWARR
Recvd: 11/03/04 13:04 3pgs
Fees:18.00 Taxes:569.80

20041103-0132495

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jacky Allen, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be chief member/manager of WESTGATE REALTY AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY CO., the within named bargainor, , and that he/she as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the (CORPORATION/LIMITED LIABILITY COMPANY) by himself/herself as Chief Manager.

Witness my hand, at office, in , TENNESSEE, this 18th day of October, 2004.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

THOMAS M. FRAZIER

149 BELLE FOREST CIRCLE
NASHVILLE, TENNESSEE 37221

Property Address:

149 BELLE FOREST CIRCLE
NASHVILLE, TENNESSEE 37221

Person Responsible for Taxes:
Thomas M. Frazier
108 Hicks Road
Nashville TN 37221

Map & Parcel #: MAP 142-04-B, parcel 1.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$154000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18 day of **October, 2004.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

04-7504

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Unit No. A-1 Building "A" on the Plan of Buildings A, B & C, Bellevue Office Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6040, page 701, as amended in Book 6147, page 689, Book 6641,, page 171, and re-recorded in Book 6691, page 430, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Buildings A, B & C, Bellevue Office Park Condominiums, as of record in Book 5800, page 177, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to WESTGATE REALTY AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY CO., by Warranty Deed from GILLILAND FAMILY PROPERTIES, L.L.P., of record in INSTRUMENT NO. 20010727-0079970, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 142-04-B, parcel 1.00CO).
2. All matters as set forth on the Plan of record in Plat Book 5800, page 177, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of BELLEVUE OFFICE PARK CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME and the By-Laws appended thereto, of record in Book 6040, page 701, as amended in Book 6147, page 689, Book 6641, page 171, and re-recorded in Book 6691, page 430, Register's Office for DAVIDSON County, Tennessee.