Davidson County DEEDWARR
Recvd: 11/24/04 14:58 2pgs
Fees:13.00 Taxes:140.60

20041124-0141117

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of November, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Heath Oakcrest, LLC
109 Holiday Court, Suite B-5
Franklin, TN 37067

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
133-14-0-A-007.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vann A. Smith and Gregory P. Brockway, both unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Heath Oakcrest, LLC, a Tennessee limited liability company** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit #A-7, on the Plan of Oakcrest Condominiums, a horizontal property regime by Master Deed of record in Book 5884, Page 960, amended in Book 9559, Page 939, of record in Plat Book 5200, Page 413, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Vann A. Smith and Gregory P. Brockway, both unmarried, as joint tenants with right of survivorship, by warranty deed from Leland D. Watts, a married person, of record in Instrument No. 20031120-0169231, Register's Office for Davidson County, Tennessee, dated November 14, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien currently not due and payable.

The Plan of record in Plat Book 5200, Page 413, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 5860, Page 930, and Book 5885, Page 13, said Register's Office.

Master Deed of record in Book 5884, Page 960, amended in Book 9559, Page 939, said Register's Office.

By-Laws of record in Book 5884, Page 996, said Register's Office.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORES who will be responsible for payment of said taxes.

This is improved property known as 420 Elysian Fields Rd., Suite A-7, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 19th day of November, 2004.

Vann A. Smith

Gregory P. Brockway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vann A. Smith and Gregory P. Brockway, both unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

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