THIS INSTRUMENT PREPARED BY: and Return to:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/30/04 09:14 2pgs
Fees:13.00 Taxes:2142.30
20041130-0141918

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Casey P. Brown 313b Bluebird Drive Goodlettsville, TN 37072	NEW OWNER	034-01-0A-002

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $579,000.00.

Affiant

Subscribed and sworn to before me this 16th day of November, 2004

Notary Public
My Commission Expires: 11/27/04

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bluebird Pediatrics, LLC** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Casey P. Brown**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Goodlettsville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Unit A of Rivergate Professional Building, a Professional Office Condominium as shown on the Master Deed of record in Book 10222, page752, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said unit as set forth in the Master Deed and the Association Agreement of Rivergate Professional Building of record in Book 10222, page 767, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bluebird Pediatrics, LLC by Quitclaim Deed from Fleet & Pierce, a Tennessee joint venture comprised of William F. Fleet, Jr. and Elizabeth Pierce, dated February 9, 1998 and filed for record in Book 10790, page 118 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 5800, page 59 Register's Office for Davidson County, as may be applicable. All matters contained in Master Deed of record in Book 1022, page 752, Register's Office for said county. Articles of organization for Bluebird Pediatrics of record in Book 10786, page 638 Register's Office for Davidson County, Tennessee. Certificate of Merger of record in Instrument No. 20000112-0004223 Register's Office for said county. Easement of record in Book 4388, page 599 said Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 313b Bluebird Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 16th day of November, 2004

Bluebird Pediatrics, LLC

BY: _____
Elizabeth Pierce
Member, LLC

BY: _____
Julia Thompson
Member, LLC

BY: _____
Joan White
Member, LLC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Pierce, Julia Thompson and Joan White with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the LLC Members of Bluebird Pediatrics, LLC the within named bargainor, and that as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by themselves as Members.

Witness my hand and seal, at office in Tennessee, this the 16th day of November, 2004

_____
NOTARY PUBLIC

My Commission Expires: 11/27/04

DARRIS BILLINGSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.