SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2004.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 12/01/04 13:41 2pgs
Fees:13.00 Taxes:133.20
20041201-0143074

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-044.00 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, **Ronald Hubert Stewart, Jr., unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Heath Oakcrest, LLC** 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:

Land in Davidson County, Tennessee, being Unit No. C-4 of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, Page 960, 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 Exhibit A-1 of said Mster Deed. Reference is hereby made to the Plat of Oakcrest Condominium of record in Book 5200, Page 413, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Ronald Hubert Stewart, Jr., unmarried by Warranty Deed from James M. Bristow and wife, Maria J. Bristow of record in Book 9260, Page 189, Register's Office for Davidson County, Tennessee dated February 24, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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

HOA charter contained in an instrument of record in Book 5860, Page 930, and Book 5885, Page 13, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5884, Page 960, amended in Book 9559, Page 939, Register's Office for Davidson County, Tennessee.

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 GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 420 Elysian Fields Rd., Unit C-4, Nashville, TN.

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 30th day of November, 2004.

/ Ronald H. Stewart Jr.
Ronald Hubert Stewart, Jr.

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 Ronald Hubert Stewart, Jr., 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 30th day of November, 2004.

Notary Public

My Commission Expires: 11/17/05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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