THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 23616** **File Box 9-B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $846,000.00 _____ Affiant Subscribed and sworn to before me, this 30th day of November, 2004. _____ Notary Public My Commission Expires:

GLORIA E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner(s): Diana Pelletier, D.V.M. and Todd Gross, D.V.M 603 South Dickerson Road Goodlettsville, TN 37072	Send Tax Bills to New Owner	Tax Information: Map: 25-08-00 Parcel: 057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RITA S. UPTON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DIANA PELLETIER, D.V.M. and TODD GROSS, D.V.M. ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 603 South Dickerson Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2004.

Rita S. Upton

RITA S. UPTON

Davidson County DEEDWARR
Recvd: 12/03/04 14:55 3pgs
Fees:18.00 Taxes:3126.50

20041203-0144446

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rita S. Upton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2004.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Medical Center Subdivision, as of record in Plat Book 9700, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Together with easement for ingress and egress created in Book 10018, page 291, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy H. Upton, Jr. and wife, Rita S. Upton by Installment Deed dated May 30, 1972 from Frank R. Tinnon and wife, Sara Wade Tinnon of record in Book 4606 page 653, Register's Office for Davidson County, Tennessee and by deed from James W. King and William J. Fillmore d/b/a F & K Investors, a Tennessee partnership of record in Book 10018, page 288, and re-recorded as Instrument No. 20041203-0144445, Register's Office for Davidson County, Tennessee. The said Roy H. Upton, Jr. having since died.

Encumbrances

1. All matters appearing on the Plan of record as Book 9700, page 126, Register's Office for Davidson County, Tennessee.
2. Agreement of adjoining land owners recorded in Book 10018, page 291, Register's Office for Davidson County, Tennessee.