Davidson County DEEDWARR
Recvd: 12/06/04 14:38 2pgs
Fees:13.00 Taxes:712.25

20041206-0145116

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Elizabeth Anne Simmons
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of December, 2004.

Notary Public

My Commission Expires: 11-22-05

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

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:
Elizabeth Anne Simmons
785 Old Hickory Blvd. Ste 301
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER
401 Blakely Ct.
Franklin, TN 37064

MAP-PARCEL NUMBERS:
160-14-0-E-005

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, **Joel D. Cooper** hereinafter referred to as Grantors, hereby transfers and conveys to **Elizabeth Anne Simmons** 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:

An office condominium unit in Davidson County, Tennessee, being Unit E, on the plat of Resubdivision of Lot C-1 Brentwood Highlands Section 1, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 of the Master Deed Establishing Brentwood Professional Plaza Condominium of record in Instrument Number 200004140037752, in the Register's Office of Davidson County, Tennessee, to which source reference is hereby made for complete details of description together with the said Unit's appurtenant undivided interest in the general and limited common elements of the Condominium.

According to a survey by Barge Waggoner Sumner & Cannon, Inc., Kirk S. Duclos, T.L.S. No. 1936, dated March 31, 2000.

Being the same property conveyed to Joel D. Cooper by quitclaim deed from Brentwood Professional Plaza, a Tennessee general partnership of record in Instrument 200004240040110, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The use of this property is restricted from sale or lease to anyone involved in the practice of general dentistry for a period of 3 years from the date of this transaction. This restriction is non-applicable if the building is razed and replaced with a new building.

The use of this property is restricted from sale or lease to anyone involved in the practice of orthodontics for a period of 5 years from the date of this transaction. This restriction is non-applicable if the building is razed and replaced with a new building.

The Plan of record in Instrument 20000510-0047307, Register's Office for Davidson County, Tennessee.

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 785 Old Hickory Blvd. Ste 301, Brentwood, TN 37027.

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 3rd day of December, 2004.

Joel D. Cooper

Joel D. Cooper

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 Joel D. Cooper, 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 3rd day of December, 2004.

Notary Public

My Commission Expires: 11-22-05

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