(3)

Davidson County DEEDWARR
Recvd: 12/20/04 13:09 2pgs
Fees:13.00 Taxes:4514.00
20041220-0151012

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Gallardia Properties, LLC 1700 Hayes Street, Suite 104 Nashville, TN 37203	owner	128-00-0 072.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 1,220,000.00 .

Affiant

My Commission Expires:

August 3, 2005

Subscribed and sworn to before me this 17 day of ~~November,~~ December 2004.

Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE SENIOR GROUP, a common law business organization, composed solely of ROBERT R. KRILICH, SR and DONNA R. KRILICH,** ("Grantor") by these presents does hereby transfer, sell and convey to **GALLARDIA PROPERTIES, LLC,** a Tennessee limited liability company ("Grantee") its successors and assigns, a certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described as follows, to wit:

Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, bounded on the east by Old Hickory Boulevard and located north of U.S. Highway 70 S, more particularly described as follows:

Beginning at an iron pin in the westerly margin of Old Hickory Boulevard and the northeast corner of the Phillip L. Davis et ux property;

Thence, North 84 degrees 53 minutes West 1073.2 feet;
Thence North 06 Degrees 25 minutes East 1080.6 feet to an iron pin;
Thence North 56 degrees 45 minutes East 369.0 feet;
Thence North 55 degrees 45 minutes East 100.0 feet;
Thence North 35 degrees 45 minutes East 294.5 feet to the westerly margin of Old Hickory Boulevard;
Thence with said Boulevard and with a curve to the right 238.31 feet, said curve having a central angle of 09 degrees 50 minutes 32 seconds, a radius of 1387.40 feet, and a tangent of 119.45 feet;
Thence North 60 degrees 21 minutes East 15.0 feet;
Thence southerly with a curve to the right 591.14 feet, said curve having a central angle of 24 degrees 09 minutes 04 seconds, a radius of 1,402.40 feet and a tangent of 300.01 feet;
Thence continuing in a southerly direction with a curve to the right 45.25 feet, said curve having a central angle of 01 degrees 50 minutes 56 seconds, a radius of 1,402.40 feet and a tangent of 22.63 feet;
Thence South 03 degrees 30 minutes East 500.00 feet;
Thence South 86 degrees 21 minutes West 5.0 feet;
Thence South 03 degrees 39 minutes East 200.00 feet;
Thence North 86 degrees 21 minutes East 5.0 feet;
Thence South 03 degrees 39 minutes East 175.9 feet to the point of beginning, containing 29.44 acres, more or less.

Being the same property conveyed to The Senior Group, a Common Law Business Organization, composed of Robert R. Krilich, Sr. and wife Donna R. Krilich, by deed from Robert R. Krilich, Sr., and wife, Donna R. Krilich, of record in Book 10434, page 632, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

AND the Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantors do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said real property to the said Grantee and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands as of this the 30 day of November, 2004.

GRANTORS:

Robert R. Krilich, Sr., doing business as a sole proprietorship known as The Senior Group, a common law business organization

By: _____
Robert R. Krilich, Sr., through his Attorney-In-Fact, Donna R. Krilich

_____
Robert R. Krilich, Sr., Individually through his Attorney in Fact, Donna R. Krilich

_____
Donna R. Krilich, Individually

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, the undersigned, _____, a Notary Public in and for said county and state, the within named DONNA R. KRILICH, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Attorney-In-Fact for Robert R. Krilich, Sr., individually and as sole owner of The Senior Group a common law business organization, the within named bargainor, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Robert R. Krilich, Sr., as his Attorney-In-Fact.

WITNESS my hand and seal, at office in Chicago, Illinois, this 30th day of November, 2004.

My Commission Expires:
6-13-07

_____
Notary Public

OFFICIAL SEAL
DONNA LEE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06-13-07

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, the undersigned, _____, a Notary Public in and for said county and state, the within named DONNA R. KRILICH, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Chicago, Illinois, this 30th day of November, 2004.

My Commission Expires:
6-13-07

_____
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL SEAL
DONNA LEE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06-13-07