BOX 10-A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER:
Peter Mikhail
4958 Edmondson Pike, Unit B-9
Nashville, Tennessee 37211

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE:
Suntrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP **147-7**
GROUP **B**
PARCEL **9.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Park Center, a Tennessee corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Peter Mikhail and wife, Anisa Mikhail**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No.B-9 on the Plan of Woodlea Place Townhouses, of record in Plat Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Park Center by Quitclaim deed from Howard N. Kesley, married of record in Book 10476, page 460, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 4958 Edmondson Pike, Unit B-9, Nashville, Tennessee 37211.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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.

Davidson County DEEDWARR
Recvd: 12/22/04 12:44 2pgs
Fees:13.00 Taxes:177.23
20041222-0152195

WITNESS my hand this the 17th day of December, 2004.

Park Center

By: Barbara Quinn
Barbara Quinn, Executive Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Barbara Quinn** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Executive Director** of **Park Center**, the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 17th day of December, 2004.

NOTARY PUBLIC

ROBERT M. LOFEI
NOTARY PUBLIC AT LARGE
STATE OF TENN.

My Commission Expires: 7-19-08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $47,900.00.

Melissa Saebeld
AFFIANT

Subscribed and sworn to before me on this 21st day
of December, 2004.

Brenda S. Lane
NOTARY PUBLIC
State of Tennessee

NOTARY PUBLIC

My Commission Expires: 5/23/06