Davidson County DEEDWARR
Recvd: 02/16/05 12:04 2 pgs
Fees:13.00 Taxes:120.25
20050216-0017687

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SANDRA S. TOMLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of February, 2005.

Notary Public

My Commission Expires: EXPIRES: FEBRUARY 19, 2007

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:
Heath Oakcrest, LLC
420 Elysian Fields Road, Unit D-5
Nashville,Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
133-14-0-A-054 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, **Raymond Bennett, Jr.** 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:

Unit D-5, of Oakcrest Condominiums created under Title 64, Section 2701et 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 Master 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 each of such unit.

Being the same property conveyed to Raymond Bennett, Jr. by special warranty deed from Regions Bank of record in Instrument #20040830-0104833, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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, and Instrument 20041102-0131823, 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 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 420 Elysian Fields Road, Unit D-5, 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 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 11th day of February, 2005.

Raymond Bennett, 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 Raymond Bennett, Jr., 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 11th day of February, 2005.

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
EXPIRES FEB

Notary Public

My Commission Expires: _____