Davidson County DEEDWARR
Recvd: 03/17/05 12:42 3 pgs
Fees:18.00 Taxes:5920.00
20050317-0029490

3:09 H:G

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville Dental, Inc. 1229 Northgate Business Pkwy Madison, Tennessee 37115	Same	Map 34-15 Parcel 36.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **MFP Properties, L.P., formerly known as Robert Meadows Family Limited Partnership** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Nashville Dental, Inc.** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.
2. This conveyance is subject to any and all existing easements and restrictions of record.
3. This conveyance is subject to Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey and inspection of the Property.
4. This conveyance is subject to the plan of record in Book 6900, Page 928, Register's Office for Davidson County, Tennessee.
5. This conveyance is subject to the Declaration of Protective Covenants and Owners Association for Northgate Business Park Madison, Tennessee, of record in Book 7687,page 513, Register's Office for Davidson County, Tennessee.
6. This conveyance is subject to a perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of the operation of Cheatham Lock and Dam Project on the Cumberland River with all other and additional rights as set out in "Deed Flowage Easement" from Glencliff Estates, Inc., to United States of America, dated May 5, 1954, of record in Book 2279, page 1, Register's Office for Davidson County, Tennessee.
7. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewage Services of record in Book 8664, page 74, Register's Office for Davidson County, Tennessee.
8. Drainage easement of record in Book 9221, page 433, Register's Office for Davidson County, Tennessee.
9. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 1229 Northgate Business Parkway Madison, Tennessee 37115.

EXECUTED this 15th day of March, 2005.

MFP Properties, L. P., formerly known as Robert Meadows Family Limited Partnership

BY: _____
Robert M. Meadows, Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Robert M. Meadows, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing General Partner of MFP Properties, L.P., formerly known as Robert Meadows Family Limited Partnership, the within named bargainor, a limited partnership and that, Robert M. Meadows, as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by Robert M. Meadows as Managing General Partner.

Witness my hand and official seal at office in Nashville, Tennessee, this the 15th day of March, 2005.

_____
Notary Public

My commission Expires: 1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 15th day of March, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of re-subdivision of Lots 6-7-8, Northgate Business Park, as of record in Book 6900, page 928, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert M. Meadows and wife, Kathleen S. Meadows by deed from Northgate Business Park Associates, an Indiana limited partnership, of record in Book 8932, page 47, Register's Office for Davidson County, Tennessee. Also the same property further conveyed from Robert M. Meadows and wife, Kathleen S. Meadows to the Robert Meadows Family Limited Partnership by deed of record in Book 10307, page 315, said Register's Office. Further, a First Amendment to Certificate of Limited Partnership of the Robert Meadows Family Limited Partnership was filed with the Tennessee Secretary of State's Office changing its name to MFP Properties, L.P., dated December 11, 2002.