Davidson County DEEDWARR
Recvd: 06/20/05 12:52 2 pgs
Fees:13.00 Taxes:795.50
20050620-0070363

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of June, 2005.

Notary Public

My Commission Expires: 11-22-05

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:
Element Holdings, LLC
785 Old Hickory Boulevard, Suite ~~300~~ 301
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
160-14-0-E-005.00-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, **Elizabeth Anne Simmons** hereinafter referred to as Grantor, hereby transfers and conveys to **Element Holdings, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantee, 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 Elizabeth Anne Simmons by deed from Joel D. Cooper of record as Instrument No. 20041206-0145116 Register's Office for Davidson County, TN.

12849-BB

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Master Deed of record in Instrument Number 20000414-0037752, as amended in Instrument Number 20000424-0040108 and 20000510-0047310, Register's Office for Davidson County, Tennessee.

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 785 Old Hickory Boulevard, Suite ~~300,~~ 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 **GRANTEE**, its heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, its 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 9th day of June, 2005.

Elizabeth Anne Simmons

Elizabeth Anne Simmons

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 Elizabeth Anne Simmons, 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 9th day of June, 2005.

Notary Public

My Commission Expires: 11/22/05

12849-BB