Davidson County DEEDWARR
Recvd: 09/02/05 12:37 2 pgs
Fees:13.00 Taxes:129.50
20050902-0105734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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, a Tennessee Limited Liability Company
420 Elysian Fields Rd. Unit B-12
Franklin, TN 37064

SEND TAX BILLS TO:
NEW OWNER
109 Holiday Court, Ste B5
Franklin, TN 37067

MAP-PARCEL NUMBERS:

133-14-A-31

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, Andrew L. Spann. hereinafter referred to as Grantors, hereby transfers and conveys to Heath-Oakcrest, LLC, a Tennessee Limited Liability Company hereinafter referred to as Grantee, its heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being unit No. B-12 of Oakcrest Condominium, created under Title 64 Section 2701 et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, page 960, said Register's office, 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 Condominiums as record in Book 5200, page 413 said Register's Office for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew L. Spann., by deed from William E. Oakes and wife Jeannine N. Oakes of record in Book 10578, page 744 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed and By-Laws of record in Book 5884, page 960, as amended in Book 9559, page 939 Register's Office for Davidson County, Tennessee.

Charter of Oakcrest Condominium Association, Inc., of record in Book 5860, page 930 said Register's Office.

Plan of record in Book 5200, page 413 Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year, 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 Rd. Unit B-12, Nashville, TN 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 31st day of August, 2005.

Andrew L. Spann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew .L. Spann., with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of August, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

[redacted]2426