Davidson County DEEDWARR
Recvd: 10/03/05 16:12 3 pgs
Fees:18.00 Taxes:3885.00

20051003-0118839

WARRANTY DEED

G-MFR-05-0625

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

TERRI L. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gray Gental Dental, LLC	Gray Gental Dental, LLC	
625 Berry Road (ADDRESS)	625 Berry Road (NAME) (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	118-3-25

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DR. BYRON V. BUSH, D.D.S., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GRAY GENTAL DENTAL, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 19 AND PART OF LOT NO. 20 ON THE PLAN OF BERRYWOOD SUBDIVISION, SECTION 2, AS OF RECORD AT PLAT BOOK 3106, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 19 FRONTS 84.0 FEET ON THE SOUTHERLY MARGIN OF BERRY ROAD AND EXTENDS BACK BETWEEN LINES 145.9 FEET ON THE WESTERLY LINE AND 89.1 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 101.3 FEET.

SAID LOT NO. 20 IS DESCRIBED AS BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BERRY ROAD AT THE COMMON FRONT CORNER OF LOTS NOS. 19 AND 20; THENCE, WITH THE LINE BETWEEN SAID LOTS SOUTHWARDLY 89.1 FEET TO A POINT AND BEING A POINT IN THE LINE OF THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY DEED AT BOOK 4416, PAGE 421, SAID REGISTER'S OFFICE; THENCE, WITH THE LINE OF DIVISION OF LOT NO. 20 AND THE SAID PROPERTY CONVEYED TO THE STATE OF TENNESSEE, N39° 35'E, 60.3 FEET TO A POINT; THENCE, N55° 58'E, 56.0 FEET TO THE END OF A CURVE IN THE WESTERLY MARGIN OF BRANSFORD AVE; THENCE, NORTHWESTWARDLY AROUND SAID CURVE 49.2 FEET TO THE END OF SAID CURVE IN THE SOUTHERLY MARGIN OF SAID BERRY ROAD; THENCE, WITH THE MARGIN OF SAID BERRY ROAD WESTWARDLY 85.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DR. BYRON V. BUSH, D.D.S. BY WARRANTY DEED FROM DR. CHARLES LLOYD GILLILAND AND WIFE, MARY JANE GILLILAND, RECORDED ON THE 30TH DAY OF JULY, 1986 IN DEED BOOK 6933, PAGE 990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record Plat Book 3106, page 14; Book 3219, page 13, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 625 Berry Road, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 28th day of September, 2005.

Dr. Byron V. Bush, D.D.S.

Kelly D. Bush

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dr. Byron V. Bush, D.D.S., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2005.

Notary Public

My Commission Expires: 11-24-07

(SEAL)

TERRI L. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT A

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