WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/10/05 15:41 2 pgs
Fees:13.00 Taxes:2035.00

20051110-0136561

State of Tennessee
County of
The actual consideration or Value, whichever is greater for this Transfer is $550,000.00.

Affiant

Subscribed and Sworn to before me, this 10th day of November, 2005.

Notary Public

My Commission Expires: 11-24-07

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Chicago Title Insurance Company, 414 Union Street, Suite 1800, Nashville, TN 37086

ADDRESS NEW OWNER(s)	**SEND TAX BILLS TO:**	**FIELD BOOK: 16W 06200**
Zagorski, LLC	Same	
1808 Eighth Avenue South		**MAP: 105-10**
Nashville, Tennessee 37203		**PARCEL: 105**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **W. Martin Sharp**, **unmarried**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Zagorski, LLC**, hereinafter called the Grantees, their 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 the northerly half of Lot No. 3 and the southerly half of Lot No. 4 on the Plan of Waverly Land Company's Plan of Lots of record in Plat Book 57, page 94, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts together 95 feet on the easterly side of 8th Avenue South, formerly Spruce Street or the Franklin Pike, as widened, and extends back 173.75 feet more or less on the northerly line and 173.75 feet on the southerly line to an alley measuring 95 feet thereon.

Being the same property conveyed to W. Martin Sharp by deed dated October 29, 1992 from Jimmy L. Nevius and wife, Karen L. Nevius of record in Book 8773, page 143, Register's Office for Davidson County, Tennessee.

This is improved (X)
unimproved ( ) property, known as: 1808-1810 8th Avenue South, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging. to the Grantees their (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hand this 10th day of November, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W. Martin Sharp
W. Martin Sharp

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Martin Sharp, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 10th day of November, 2005.

Jennifer Chandler Cole
Notary Public

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11-24-07

ENCUMBRANCES:

1. Taxes for the year of 2005 a lien, which are being prorated hereto and paid at closing.
2. Subject to all matters shown on the Plan of record in Plat Book 57, page 94, Register's Office of Davidson County, Tennessee.
3. Subject to the terms and provisions of that certain lease agreement by and between W. Martin Sharp, (Landlord) and American Senior Care Centers, Inc., a Tennessee corporation, (Tenant), a copy of which is attached to the document of record in Book 9643, page 854, said Register's Office.