0506030

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
LouEllen, LLC Veterinary Specialty Properties, LLC 581 Ploughman's Bend Dr. Franklin, TN 37064	Map/Par. 118-16-28	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Nashville Law Institute, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to LouEllen, LLC, as to a one-half undivided interest, and Veterinary Specialty Properties, LLC, as to a one-half undivided interest, each as tenants in common, (the "Grantees"), Grantees' heirs, successors and assigns, certain land in Davidson County, State of Tennessee being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 41 and the southerly one-half of Lot No. 40 on the Plan of Sidco Subdivision, Section II, of record in Book 2331, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 and the southerly one-half of Lot No. 40 adjoin and front together 150 feet on the easterly side of Sidco Drive and run back between parallel lines 230 feet to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Nashville Law Institute, Inc., a Tennessee corporation by deed of record as Instrument No. 20050113-0004747, Register's Office for Davidson County, Tennessee.

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

1. Taxes for the current year have been prorated between the parties.

2. Matters shown on the Plan of Sidco Subdivision, Section II of record in Plat Book 2331, page 93, Register's Office for Davidson County, Tennessee.

3. Easement for sewage facilities of record in Book 2486, page 314, Register's Office for Davidson County, Tennessee.

4. Mineral rights reservation of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

This is improved property located at 2934 Sidco Drive, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2005.

Notary Public

My Commission Expires: 11-14-09

LORETTA B. LANE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/27/05 08:56 2 pgs
Fees:13.00 Taxes:5180.00

20051227-0153396

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs, successors and assigns, forever.

Grantor covenants with the Grantees 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 hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs, successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 21st day of December, 2005.

NASHVILLE LAW INSTITUTE, INC., a Tennessee corporation

By: _____

Title: President / Dean

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, Joe C. Loser, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President / Dean of Nashville Law Institute, Inc., a Tennessee corporation and that he as such President / Dean is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 21st day of December, 2005.

Loretta B. Lane
Notary Public
My Commission Expires:
11-14-09

LORETTA B. LANE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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057521-008 12/20/2005