(4)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ EXEMPT per T.C.A. 67-4-409(a) (3)(B).

Kurt R Swauger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF December, 2005.

Anita H. Simpson
NOTARY PUBLIC

My commission expires: May 24, 2008

ANITA H. SIMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 12/29/05 12:51 5 pgs
Fees:27.00 Taxes:0.00
20051229-0156184

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kurt R. Swauger 500 Lentz Pl # 40 Madison TN 37115	SAME	Map 51-06 Part of Parcel No. 50

FOR GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby acknowledged, **THOMAS E. STEWART, Trustee (22.9891%); DONALD E. COX (24.960%); KURT R. SWAUGER (13.509%); JOHN M. DEDMON and wife, MARY K. DEDMON (8.024%); TIMOTHY BLAIR, D.D.S (7.0984%); RICHARD BRYAN CARLIN, D.M.D (12.4750%); SOOK KIM, D.D.S (10.6987%); DAVID LEWELLEN (.07448%), and SAM CASTELLANI, M.D. and wife, MONICA HANEY-CASTELLANI (.1707%), (the "GRANTORS),** being all the Owners of percentage interests of Medical Dental Plaza, now a Horizontal Property Regime established by Master Deed of record as Instrument No. 20051229-0156181 in the Register's Office for Davidson County, Tennessee, and for the purpose of reconveying the Units to the respective Grantors after establishment of said horizontal property regime, have bargained and sold, and by these presents do transfer and convey unto **KURT R. SWAUGER,** hereinafter called **"GRANTEE,"** his/their heirs and assigns, a certain condominium unit in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 2 as shown on Final Condominium Plat for Medical Dental Plaza attached as Exhibit "A" to Master Deed for Medical Dental Plaza, a Horizontal Property Regime, of record as Instrument No. 20051229-0156181 in the Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to Thomas E. Stewart, Trustee, by Warranty Deed of record in Book 5237, page 547; to Donald E. Cox by Warranty Deed of record in Book 6160, page 792; to Kurt Swauger by Deed of record as Instrument No. 20051227-0154394; to John M. Dedmon and wife, Mary K. Dedmon, by Deed of record

in Book 9628, page 624; to Timothy Blair, D,.D.S., by Warranty Deed of record in Book 9497, page 850; to Richard Bryan Carlin, D.M.D., by Warranty Deed of record as Instrument No. 20000703-0065893; to Sook Kim, D.D.S. by Warranty Deed of record as Instrument No. 20040823-0101627, to David Lewellen by Warranty Deeds of record in Book 5770, page 133, Book 5952, page 333, and Book 6702, page 341, and to Sam Castellani, M.D. and wife, Monica Haney-Castellani, by Warranty Deed of record as Instrument No. 20051123-0142026, all in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. All provisions and requirements of said Master Deed and the By-Laws for the administration thereof, and to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Medical Dental Plaza of record as Instrument No. 20051229-0156181 in said Register's Office.
2. Metropolitan Nashville/Davidson County real property taxes for 2006 and subsequent years, payment of which is assumed by the Grantee.

TO HAVE AND TO HOLD the said office condominium unit, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed in fee simple, have a good right to convey, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the same to the said GRANTEE, his heirs and assigns, claiming by or through Grantors, but not further or otherwise. 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.

Effective as of the 1st day of January, 2006.

Thomas E. Stewart, Trustee

Donald E. Cox

Kurt R. Swauger

John M. Dedmon

Mary K. Dedmon

Timothy Blair, D.D.S.

Richard Bryan Carlin, D.M.D.

Sook Kim, D.D.S.

David Lewellen

Sam Castellani, M.D.

Monica Haney-Castellani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carter Howard, a Notary Public in and for said County and State, the within named Thomas E. Stewart, Trustee, 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 seal this 28th day of December, 2005.

My commission expires:
3-31-07

Notary Public

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carter Howard, a Notary Public in and for said County and State, the within named Donald E. Cox, 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 seal this 27th day of December, 2005.

My commission expires:
3-31-07

Notary Public

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ~~Kurt Swauger~~ as, a Notary Public in and for said County and State, the within named Kurt R. Swauger, 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 seal this 27th day of December, 2005.

My commission expires:
May 24, 2008

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John M. Dedmon and Mary K. Dedmon, a Notary Public in and for said County and State, the within named John M. Dedmon and wife, Mary K. Dedmon, 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 seal this 22nd day of December, 2005.

My commission expires:
May 24, 2008

Notary Public

ANITA H. SIMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dr. Timothy Blair, a Notary Public in and for said County and State, the within named Timothy Blair, D.D.S., 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 seal this 21st day of December, 2005.

My commission expires:
May 24, 2008

Notary Public

ANITA H. SIMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, R.B. Carlin, a Notary Public in and for said County and State, the within named Richard Bryan Carlin, D.M.D, 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 seal this 21st day of December, 2005.

My commission expires:
May 24, 2008

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal this 22nd day of December, 2005.

My commission expires:
May 24, 2008

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David Lewellen as Anita Simpson, a Notary Public in and for said County and State, the within named David Lewellen, 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 seal this 22nd day of December, 2005.

My commission expires:
May 24, 2008

Notary Public

ANITA H. SIMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sam Castellani as Monica Haney-Castellani as Anita Simpson, a Notary Public in and for said County and State, the within named Sam Castellani, M.D. and wife, Monica Haney-Castellani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2005.

My commission expires:
May 24, 2008

Notary Public

ANITA H. SIMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
(SEAL)

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