Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Affiant

STACY N. STIDHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 10th day of March, 2006.

Notary Public
My commission expires: MY COMMISSION EXPIRES ON MAY 28, 2007

05-0602-62744

Address of New Owner:	Send Tax Bills to: (S.S.)	Tax Information
Thomas Frederick Peace 1284 Hitt Lane Goodlettsville TN 37072	Same as New owner	25-00-0-106

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, H. Gustav Mueller, unmarried, Kiara Ebinger, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas Frederick Peace, a married man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

See attached Exhibit "A".

Being the same property conveyed to H. Gustav Mueller and wife, Kiara Ebinger by deed from Healthcare Properties, LP, a Delaware limited partnership also known as Health Care Properties, LP (doing business in Tennessee as Capital Senior Living, Inc.) (formerly known as Jacques-Miller Health Care Properties, LP), dated 9-25-01, of record in Instrument No. 20011001-0105693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1284 Hitt Lane, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/16/06 09:44 3 pgs
Fees:18.00 Taxes:2775.00
20060316-0030316

WITNESS my hand this 10th day of March, 2006.

H. Gustav Mueller

Kiara Ebinger

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, H. Gustav Mueller and Kiara Ebinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN this 10th day of March, 2006.

Katherine Lee

State of Tennessee at Large

My Commission expires 9/22/07

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED JUNE 22, 1979, AND KNOWN AS JOB NO. 79-142 AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTHERLY MARGIN OF HITT LANE, SAID POINT OF BEGINNING BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED LAND AND THE SOUTHWESTERLY CORNER OF THE NINA RUTH RING LAND OF RECORD IN DEED BOOK 4713, PAGE 837, R.O.D.C. TENN; THENCE WITH THE NORTHERLY MARGIN OF SAID HITT LANE N 64 DEGREES 34' 51" W 181.48 FEET TO A POINT ON THE EASTERLY BOUNDARY OF AN UNNAMED DRIVEWAY; THENCE WITH THE EASTERLY BOUNDARY OF SAID DRIVEWAY THE FOLLOWING CALLS: N 03 DEGREES 09' 36" W 41.79 FEET TO AN IRON PIN; THENCE N 63 DEGREES 15' 49" W 85.12 FEET TO A POINT; THENCE N 40 DEGREES 57' 08" W 62.29 FEET TO A POINT; THENCE N 08 DEGREES W 62.29 FEET TO A POINT; THENCE N 08 DEGREES 10' 44" W 54.15 FEET TO AN IRON PIN; THENCE N 20 DEGREES 06' 29" E. 66.64 FEET TO AN IRON PIN; THENCE N 02 DEGREES 24' 51" E 102.88 FEET TO A POINT; THENCE N 30 DEGREES 52' 48" E 61.46 FEET TO AN IRON PIN; THENCE N 70 DEGREES 28' 01" E 219.15 FEET TO AN IRON PIN; THENCE N 40 DEGREES 36' 18" E 81.16 FEET TO AN IRON PIN; THENCE N 10 DEGREES 25' 38" W 99.69 FEET TO AN IRON PIN; THENCE N 12 DEGREES 43' 18" W 99.54 FEET TO AN IRON PIN; THENCE LEAVING THE EASTERLY BOUNDARY OF SAID UNNAMED DRIVEWAY N 69 DEGREES 38' 21" E 315.00 FEET TO AN IRON PIN IN A FENCE LINE; THENCE WITH FENCE S 19 DEGREES 00' 32" E 415.86 FEET TO AN IRON PIN; THENCE CONTINUING WITH FENCE S 18 DEGREES 58' 20" E 405.97 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE WITH FENCE AND THE LINE OF WHEELER A. CARLISLE LAND OF RECORD IN DEED BOOK 4378, PAGE 680, R.O.D.C., TN., AND DEED BOOK 4546, PAGE 194, R.O.D.C., TN., S 68 DEGREES 50' 01" W 355.52 FEET TO AN IRON PIN; THENCE LEAVING THE CARLISLE LINE AND WITH THE LINE OF THE AFORESAID RING PROPERTY S 68 DEGREES 27' 20" W 136.92 FEET TO AN IRON PIN; THENCE S 27 DEGREES 00' 12" W 236.51 FEET TO THE POINT OF BEGINNING, CONTAINING 11.35 ACRES, MORE OR LESS.