Davidson County DEEDWARR
Recvd: 01/12/07 15:19 3 pgs
Fees:18.00 Taxes:1480.00
20070112-0005470

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20309-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:

Stephen E. Sanders
329 21st Ave. North
Suite One
Nashville, TN 37203

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.

Map 92-11-A
Parcel 001co (Unit 1)

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ERICH B. GROOS, M.D., P.C., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEPHEN E. SANDERS, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee more particularly described as follows:

Unit No. 1 in the Lindsley Square Condominiums, a Horizontal Property Regime, located at 329 21st Avenue North, Nashville, Davidson County, Tennessee, as shown on the plat of Lindsley Square Condominium, of record in Book 5200, Page 542, Register's Office for Davidson County, Tennessee, and described in a Master Deed, of record in Book 6075, Page 974, Register's Office for Davidson County, Tennessee, to which reference is hereby made. This property issubject to the easements, restrictive covenants, conditions, regulations, liens and other matters imposed upon and relating to the property contained in the Master Deed of record as aforesaid, and the By-Laws of the Lindsley Square Condominium Association attached to the Master Deed as Exhibit "B", and recorded in Book 6075, Page 991, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Erich B. Groos, M.D., P.C., by deed from Lindsley Square Developers, a Tennessee joint venture composed of Mark McDonald, Steve Fridrich and John T. Rochford, III, of record in Book 6134, Page 81, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 329 21st Avenue North, Nashville, Tennessee 37203.

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, his heirs and assigns, forever; and Grantor

covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 12th day of January, 2007.

ERICH B. GROOS, M.D., P.C.
a Tennessee corporation

By: Erich B. Groos, President
Erich B. Groos, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Erich B. Groos with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Erich B. Groos, M.D., P.C., a Tennessee corporation, and who further acknowledged that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as President, for the said corporation.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of January, 2007.

Jennifer L. Johnson
NOTARY PUBLIC

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 12 day of January, 2007.

Jennifer L. Johnson
Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires Nov. 24, 2007

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable.
Map 092-11-A, Parcel

(b) Matters shown on the Plan of Record in Book 5200, Page 542, in the Register's Office for Davidson County, Tennessee.

(c) Matters shown on the Plan of Record in Book 161, Page 126, said Register's Office.

(d) Master Deed of Lindsley Square Condominiums, of record in Book 6075, Page 974 said Register's Office.

(e) By-Laws of Lindsley Square Homeowner's Association, Inc., of record in Book 6075, Page 991, said Register's Office.

(f) Charter of Lindsley Square Condominium Association of record in Book 6470, Page 307, said Register's Office.