Davidson County DEEDWARR
Recvd: 03/12/07 11:30 2 pgs
Fees:13.00 Taxes:391.48

20070312-0029983

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,805.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of March, 2007.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Erin E. Younger, unmarried

420 Elysian Fields Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

133140A00300CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grassmere Development Company, LLC hereinafter referred to as Grantors, hereby transfers and conveys to Erin E. Younger, unmarried, hereinafter referred to as 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 Unit A-3 of THE VILLAGE OF GRASSMERE formerly OAKCREST CONDOMINIUMS as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9449, Page 939 and Instrument No. 20041102-0131823, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Grassmere Development Company, LLC (formerly known as Heath Oakcrest, LLC) by Warranty Deed from Oakcrest Properties I, a Tennessee general partnership by and through its duly authorized General Partner, Richard J. Puncochar, of record in Instrument No. 20031208-0175947, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5200, Page 413, Register's Office of said County.

Lease Agreements of record in Instrument No. 20061024-0131561, 200005170049769, Book 11578, Page 203, and Instrument No. 20061024-0131560, said Register's Office.

Master Deed of record in Instrument No Book 5884, Page 960 as amended in Instrument No. 19941230-9559939 and Instrument No. 20041102-0131823 and further amended in Instrument No. 20070301-0025595, said Register's Office.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 420 Elysian Fields Road, Nashville, TN 37211.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 2nd day of March, 2007.

Grassmere Development Company, LLC

By: _____
Stewart O. Heath, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Stewart O. Heath with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of Grassmere Development Company, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand and official seal this 2nd day of March, 2007.

_____
Notary Public

My Commission Expires: 11/8/08

K. THOMAS SILVWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

270201082