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This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #18838.2007

Davidson County DEEDWARR
Recvd: 07/10/07 10:19 3 pgs
Fees:18.00 Taxes:1110.00
20070710-0082058

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**NEW OWNER:**
DreamTeam Oral Surgery
& Orthodontic Specialty, LLC
c/o 1915-A Church Street
Nashville, TN 37203

**SEND TAX BILL TO:**
Same

**MAP & PARCEL:**
092 07 0 381.00

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# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alphonzo Starkey, Inc.,** hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **DreamTeam Oral Surgery & Orthodontic Specialty, LLC**, hereinafter called the Grantee, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract 1: Land in Davidson County, Tennessee, being the northerly part of Lot No. 15 on the Map of a Subdivision of the Power Property of record in Book 421, page 65, Register's Office for said County, and described as follows:

Said part of said lot fronts 80 feet on the easterly side of Thomas Street and runs back between lines, 61.5 feet more or less along the south line of the first alley north of Pearl Street, to a dead line in the rear measuring 83.5 feet thereon.

Tract 2: Land in Davidson County, Tennessee, being part of Lot No. 15 on the Map of a Subdivision of the Power Property as of record in Book 421, Page 65, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Thomas Street, said point being 80 feet south of the first alley north of Pearl Street; thence easterly 61.5 feet more or less to a point in the east line of Lot

15, which is 83.5 feet south of said alley; thence with the east line of Lot 15, southerly 83.5 feet to a point; thence westerly 60 feet more or less to the easterly margin of Thomas Street; thence with the margin of the same northerly 80 feet to the beginning.

Being the same property conveyed to Alphonzo Starkey, Inc. by Deed of Correction executed by Lettie S. Galloway and Jean Galloway Reed of record in Instrument Number 20070710 0082055, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2007 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 421, Page 65, said Register's Office.

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, its successors and/or assigns, forever;

AND Alphonzo Starkey, Inc. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND Alphonzo Starkey, Inc. further covenants and binds itself, its successors and/or representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or 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.

This improved property is known as: 1829 Jo Johnston Avenue, Nashville, Tennessee 37203.

Witnessed the signatures below on this 6th day of July, 2007.

ALPHONZO STARKEY, INC.

By: Alphonzo Starkey
Title: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Alphonzo Starkey, 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 Alphonzo Starkey, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand this 6th day of July, 2007.

Notary Public

My Commission Expires: 8-28-2010

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 6th day of July, 2007.

Notary Public

My Commission Expires: 8-28-2010

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY