WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/07 14:15 3 pgs
Fees:18.00 Taxes:5550.00
20070710-0082253

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$1,500,000.00.

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 6 day of July 2007

Notary Public
My Commission expires: 7/1/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Oak Hill Investments, LLC	SAME	118-16-0-028.00
789 Elysian Fields Drive		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **LouEllen, LLC, , as to a one-half undivided interest, and Veterinary Specialty Properties, LLC, as to a one-half undivided interest, each as tenants in common,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Oak Hill Investments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 41 and the southerly one-half of Lot No. 40 on the plan of Sidco Subdivision, Section II, of record in Book 2331, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 41 and the southerly one-half of Lot No. 40 adjoin and front together 150 feet on the easterly side of Sidco Drive and run back between parallel lines 230 feet to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to LouEllen, LLC, , as to a one-half undivided interest, and Veterinary Specialty Properties, LLC, as to a one-half undivided interest, each as tenants in common by deed from Nashville Law Institute, Inc., a Tennessee corporation, on December 21, 2005, of record in Book 200512270153396, page , Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 118-16-0-028.00.
- Subject to all matters as shown on the Plan of record in Book 2331, page 93, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2489, page 373; and Book 3789, page 843; and Book 4233, page 714, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2486, page 314, Register's Office for Davidson County, Tennessee.
- Mineral Rights Reservation of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2948 Sidco Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 15, 2007.

LouEllen, LLC,

BY: _____
Louis J. Laratta, Chief Manger

Veterinary Specialty Properties, LLC

BY: _____
Linda C. Holste, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of June, 2007, before me, appeared **Louis J. Laratta,** me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Chief Manger** of **LouEllen, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Louis J. Laratta**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/10/10
NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

On this 14th day of June, 2007, before me, appeared **Linda C. Holste,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Chief Manager** of **Veterinary Specialty Properties, LLC,** and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Linda C. Holste,** to acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/10/10
NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-09

(Seal)