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

File No. 20747-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Australus Physiotherapy, LLC 2210 8th Ave. South Nashville, TN 37204	New Owner	Map 105-14 Parcel 081

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, LATOCKI TEAM CREATIVE, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto AUSTRALUS PHYSIOTHERAPY, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

BEING the same property conveyed to Latocki Team Creative, LLC, a Tennessee limited liability company, by Deed from Mark Tucker, of record in Instrument Number 20020628-0078445, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2210 8th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors 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 "B"; 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, its successors and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 09/28/07 14:46 4 pgs
Fees:23.00 Taxes:1221.00
20070928-0115919

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its authorized representative this 25 day of September 2007.

LATOCKI TEAM CREATIVE, LLC
a Tennessee limited liability company

By: Luellyn Latocki
Luellyn Latocki, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Luellyn Latocki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Latocki Team Creative, LLC, a Tennessee limited liability company, and who further acknowledged that she, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Sole Member for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of September 2007.

Jennifer L. Johnson
NOTARY PUBLIC

My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me this 25 day of September 2007.

Jennifer L. Johnson
Notary Public

My commission expires 3/7/2011

EXHIBIT "A"
Legal Description

LAND located in the 17th Council District of Nashville, Davidson County, Tennessee on the Easterly margin of 8th Avenue South, 200 feet South of Prentice Avenue, said land being a part of Lot 7, Block 3 on the Map of Yarbrough's Subdivision of Woodland recorded in Book 57, Page 155, Register's Office for Davidson County, Tennessee, and described according to a Boundary Survey dated August 1, 2007 by Campbell, McRae & Associates Surveying, Inc. (John Hood TN. R.L.S.#1838) as follows:

BEGINNING at an iron rod (new) on the present Easterly margin of 8th Avenue South, said rod being in the Southerly line of Lot 7, Block 3 and the Northerly line of Lot 1, Block 4 on the Map of Yarbrough's Subdivision of Woodland at the Northwest corner of the Sarah D. St. Charles Land (Book 10107, Page 686, Register's Office for Davidson County, Tennessee) and being located N 15°24'48" W 50.00 feet (as measured along said Easterly margin of 8th Avenue South) from said St. Charles's Southwest corner; Thence with said Easterly margin, N 15°24'48" W 50.00 feet to an iron rod (new) in the Southerly line of Lot 6, Block 3 of said Yarbrough's Subdivision owned by Harris J. Pearce (Instrument #20040326-0034572, Register' Office for Davidson County, Tennessee); Thence leaving said Easterly margin with the line between said Lots 6 & 7, Block 3 N 74°31'39" E 156.22 feet to an iron rod (new) in the Westerly margin of an alley (15 foot Wid R.O.W.); Thence with said Westerly margin S 15°30'00" E 50.00 feet to an iron rod (new) at said St. Charles Northeast corner; Thence with the line between said Lot 1, Block 4 and said Lot 7, Block 3 S 74°31'39" W 156.30 feet to the point of beginning containing 7812.90 sq. ft. or .018 acres more or less.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 57, Page 155, Register's Office for Davidson County, Tennessee.

(c) Boundary Survey by Campbell, McRae and Assoc. Surveying, Inc., John Alan Hood, R.L.S.#1838, dated August 1, 2007, as Order #296-21-2 discloses the following:

- (a) Encroachment of 0.9 foot of an air conditioning unit onto the property north of the northern property line.
- (b) Two 2 feet concrete driveway strips, one to the north of the southern property line and the other south of the southern property line indicating a possible sharing of driveway.
- (c) Fence running along the northern property line
- (d) This is a boundary survey and does not show any utilities or utility easements.

All as more particularly shown on the survey.