THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
315 DEADERICK STREET, SUITE 1230
FIRST AMERICAN CENTER
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

BOOK 9993 PG 504

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
MELROSE PLACE, LLC. 3700 Central Avenue Nashville, TN 37205	Same	MAP 133-01 PARCEL 0-105.00 Field Bk No. 6DA-36593

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $76,000.00.

AFFIANT

SWORN to and subscribed before me this 27th day of March, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 29, 2000

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.
96 MAR 28 AM 9:20
MAIL ENV
IDENTIF. & REFERENCE
0164731

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, grantor, **WILLIAM T. HILL, TRUSTEE**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **MELROSE PLACE, LLC.**, a Tennessee limited liability company, hereinafter called the Grantee, their heirs (successors) and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 256 on the Plan of Grandview Heights Addition, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 256 fronts 50 feet on the east side of Cruzen Avenue, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to William Timothy Hill by deed from Thomas B. Bartlett of record in Book 7930, page 975, Register's Office of davidson County, Tennessee.

This is improved property known as 2402 Cruzen Street, Nashville, Tennessee 37211.

This Property is subject to:

1. Metropolitan Davidson County Property Tax for 1996, a lien but not yet due and payable.
2. Any easements of record.
3. Any public utility easements.

TO HAVE AND TO HOLD the said tract (parcel) of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs (successors) and assigns forever.

Grantor does hereby covenant with Grantee that Grantor, as Trustee, has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself, his heirs (successors) and representatives, to warrant and forever defend the title to said land to said Grantee, his their (successors) and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Grantor, as Trustee, does not warrant or defend title as to any actions, instruments or things whatsoever the beneficiary of said Trustee may have taken, which might be charged or encumbered in any manner against said property.

Witness my hand this 27th day of March, 1996.

Trustee

William T. Hill, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

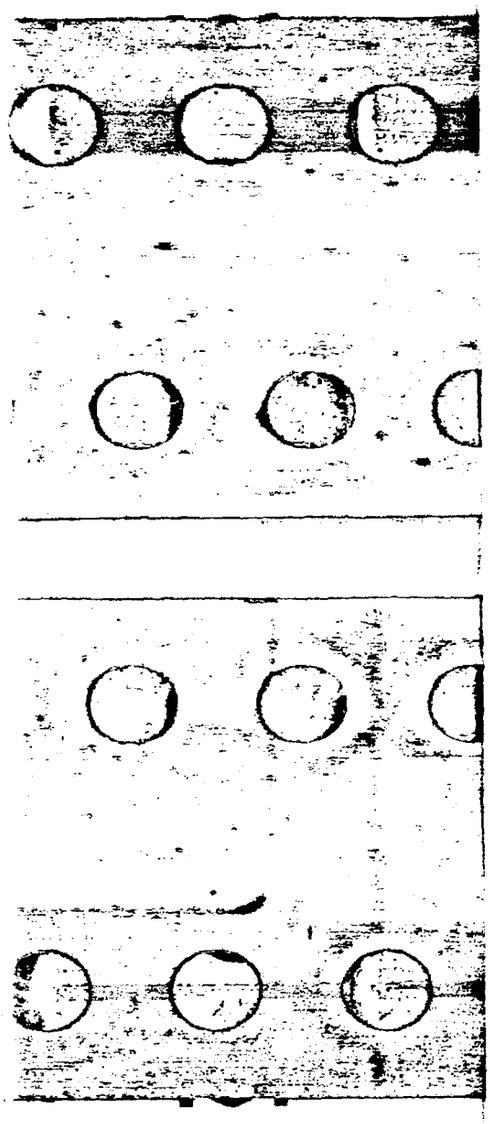
Before me, Kristin L. Orsland, a Notary Public in and for the State and County aforesaid, personally appeared the within named **William T. Hill, Trustee**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of March, 1996.

Kristin K. Orsland
Notary Public
My Commission Expires:
Jan 29 2000

RE\SPDeedWa.mel
3-25-96

96 03 29 0101 03CHECK 290.20



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9993 PG 506

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 76000.00
				CON TX 281.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 290.20
				CHECK 290.20
			03/28/96 01	09:23 0001 3414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164731 IDENTIF. # REFERENCE

96 MAR 28 AM 9:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1021431