PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10354 PG 336

W & I Ref: (cmw) Title No: 38520
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Spiva-Hill Investments 4121 Hillsboro Pike, Suite 302 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 116-13-138 07DZ 28979

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 330000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catharine D. Smith, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Spiva/Hill Management & Investment, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Boxcroft of record in Plat Book 4860, Page 28, Register's Office for said County.

SAID Lot No. 5 fronts 55.18 feet on the easterly margin of Boxcroft Place and extends back between parallel lines 145.00 feet to a dead line in the rear.

BEING the same property conveyed to H. Laird Smith, Jr., and wife, Catharine D. Smith by deed from Carol H. Poole, unmarried of record in Book 6621, Page 66, Register's Office for said County. The said H. Laird Smith, Jr., has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4932, Page 76, and corrected in Book 5430, Page 263, as amended in Book 4956, Page 648, and Book 5365, Page 7, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 5117 Boxcroft Place, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of February, 1997.

Catharine D Smith

Catharine D. Smith

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State of Tennessee
County of Davidson

On this 19th day of February, 1997, before me the undersigned authority, personally appeared **Catharine D. Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 330000.00

Affiant

Sworn and subscribed before me on the 19th day of February, 1997.

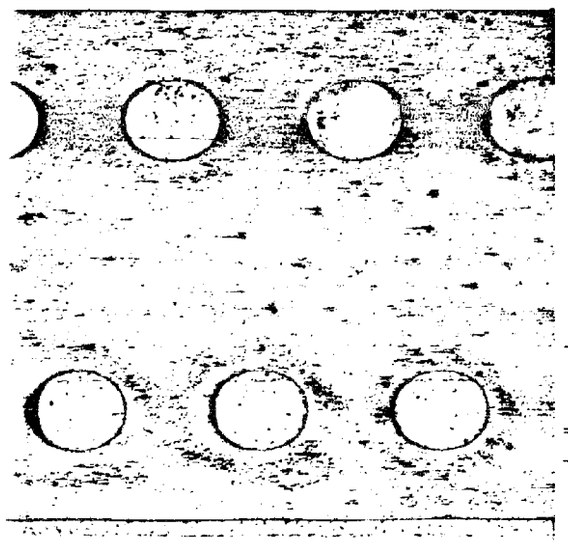
Notary Public

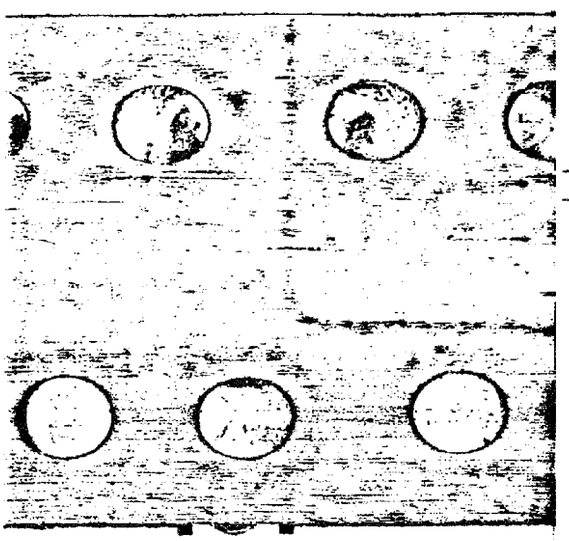
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

97 FEB 20 AM 11:21

IDENTIFICATION REFERENCE 0271560

8017 02/20 0101 03CHECK 1230.0





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 330000.00
				CON TX 1221.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1230.00
				CHECK 1230.00
02/20/97	01			10:27 0001 8017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274560 IDENTIFICATION REFERENCE

97 FEB 20 11:10: 21

DAVIDSON COUNTY, T...

No. 1118464