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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

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W & I Ref: (ljh) Title No: 38692
Dav. Co. File: Box 8

BOOK 10392 PG 670

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dorothy Ehrie 5117 Boxcroft Place Nashville, TN 37205	Owner

TAX MAP-PARCEL NUMBERS: 116-13-138 7DZ 28979

1742 03/26 0101 ...

WARRANTY DEED
[Corporate]

FOR AND IN CONSIDERATION of the sum of **$ 375000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Spiva/Hill Management & Investment, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dorothy F. Ehrie, unmarried and Teresa F. Emrick, unmarried,** 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 Spiva/Hill Management & Investment, LLC by deed from Catharine D. Smith, unmarried of record in Book 10354, page 336, Register's Office for Davidson County, Tennessee.

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 successors 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 24th day of March, 1997.

Spiva/Hill Management & Investment, LLC

By: _____
Title:

BOOK 10392 PG 671

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared NICHOLAS L.E. HILL _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as EXECUTIVE VICE MANAGER (or other officer authorized to execute this instrument) of Spiva/Hill Management & Investment., LLC, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 24th day of March, 1997.

_____
Notary Public

My Commission Expires: Notary Public, State of Tennessee My Commission Expires July 26, 2000

State of Tennessee
County of Davidson

A F F I D A V I T

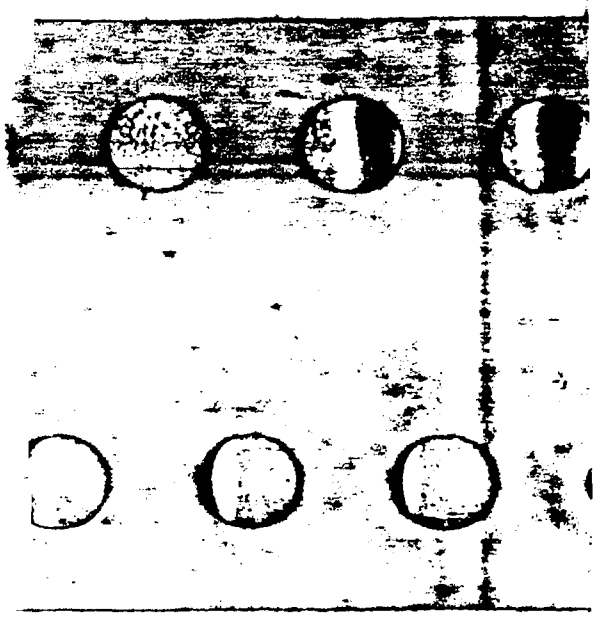
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 375000.00

_____
Affiant

Sworn and subscribed before me on the 24th day of March, 1997.

_____
Notary Public

My Commission Expires: 6/19/00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10392 PG 672

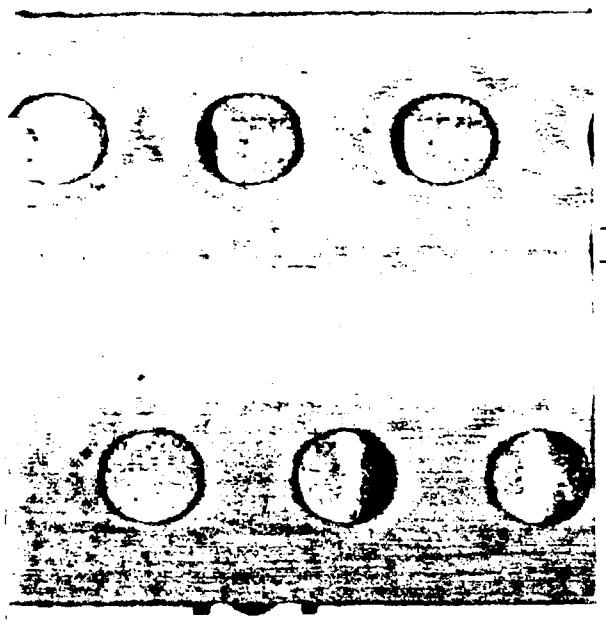
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CA T
375000.00
CO TX 1387.50
PRFEE 1.00
WDEED 9.00
TOTAL 1396.50
CHECK 1396.50

03/26/97 01 14:04 0001 1 47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02873114

IDENTI[illegible]INCE

97 MAR 26 PM 2:00

DAVIDSON COUNTY, TN.

No. 1132033