Bk 31 LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Murphy Road, LLC C/O ROBERT H NAPIER 2323 HILLSBORO Rd Suite 305 Nashville, TN 37212	103-8-52	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Nick Spiva, Trustee (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Murphy Road, LLC, a limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust executed by Nick Spiva, Trustee to George R. Archer, Jr., Trustee of record din Book 9868, page 641, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 10319, page 778, said Register's Office.

3. UCC-Financing Statement filed by Nick Spiva, Trustee, Debtor to secure SouthTrust Bank of Tennessee, Secured Party, of record in Book 9871, page 250, Register's Office for Davidson County, Tennessee.

This is improved property, located at 102 46th Avenue North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the property and that the Property is unencumbered except as set forth hereinabove.

9301 04/14 0101 03CHECK 1803.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $483,000.00.

Robert H Napier
Affiant Murphy Road, LLC

Subscribed and sworn to before me this 14 day of April, 1997.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/98

NOTARY PUBLIC

0410831.01
090825-036 04/10/97

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

Grantor, by these presents does hereby also sell, assign, and quitclaim to Grantee, all of Grantor's right, title and interest, if any, the following described property as conveyed to Grantor by Warranty Deed of record in Book 9865, page 568, Register's Office for Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of Block No. 28 on the Plan of the Sylvan Parks Subdivision of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the easterly margin of 46th Avenue, North, formerly called 5th Street, said beginning point being 172 feet south of the southeast corner of said 46th Avenue, North, and Colorado Avenue; thence easterly along the southerly margin of an alley 140 feet, more or less, to a point in an alley; thence at right angles southerly along the westerly margin of said alley 225 feet, more or less, to the northerly margin of the Murphy Road, in the curve which connects with said 46th Avenue, North; thence in a westerly and northwesterly and northerly direction around said curve of the Murphy Road, and 46th Avenue North, 250 feet, more or less, to the point of beginning.

It is the Grantor's intention to convey any and all interest he may have in and to the Property, both as previously conveyed to him and also as described according to the survey prepared by R. L. Montoya Land Surveying, Inc., dated October 19, 1995, last revised April 8, 1997, provided, Grantor warrants only the survey description of R. L. Montoya.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14 day of April, 1997.

Nick Spiva
NICK SPIVA, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Nick Spiva, Trustee, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of April, 1997.

Loretta B. Lane
Notary Public
My Commission Expires: 5/23/98

LORETTA B. LANE NOTARY PUBLIC

EXHIBIT A

Land in Davidson County, Tennessee, being a part of Block No. 28 on the Plan of the Sylvan Parks Subdivision, of recor din Plat Book 332, page 104, Register's Office for said county, and being more fully described by R. L. Montoya, Land Surveying, Inc., as follows:

Beginning at a P. K. Nail in the east margin of Murphy Road and the south margin of a 12 foot alley, said point being the northwest corner of this tract; thence , with said alley, South 86 degrees 47 minutes 03 seconds east 134.60 feet to a P.K. nail in the west margin of another 12 foot alley, said point being the northeast corner of this tract; thence with said alley, South 03 degrees 14 minutes 45 seconds west 184.09 feet to a P.K. nail in the east margin of said Murphy road, said point being the southeast corner of this tract; tehnce, with said road for the following three calls, along a curve to the right, having a radius of 38.25 feet and an arc length of 88.79 feet to a P.K. nail; thence, North 32 degrees 32 minutes 03 seconds west 56.27 feet to a P.K. nail; thence with a curve to the right, having a radius of 335.48 feet and an arc length of 84.98 feet to the point of beginning, containing 0.33 acres, more or less.

Being the same property conveyed to Nick Spiva, Trustee by deed of record in Book 9865, page 568, Register's Office for Davidson County, Tennessee.

02942666
IDENTIFICATION REFERENCE
97 APR 14 PM 3:54
REGISTER
DAVIDSON COUNTY, TN.
04108831 01
090825:036 04/10/97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

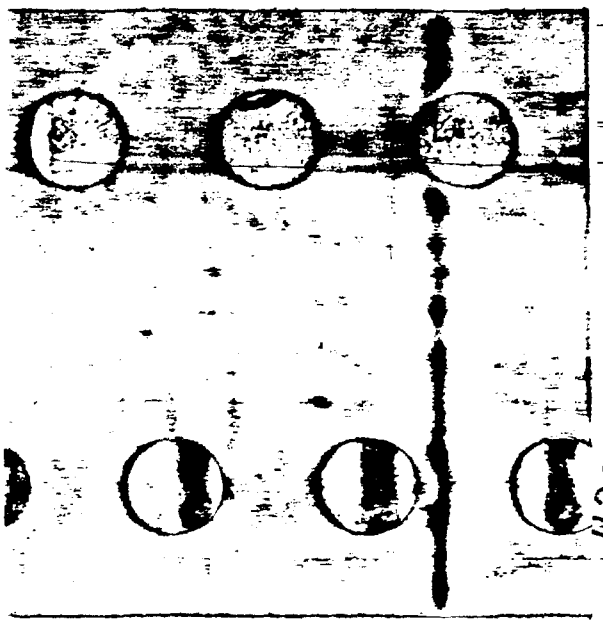
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10416 PG 329



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

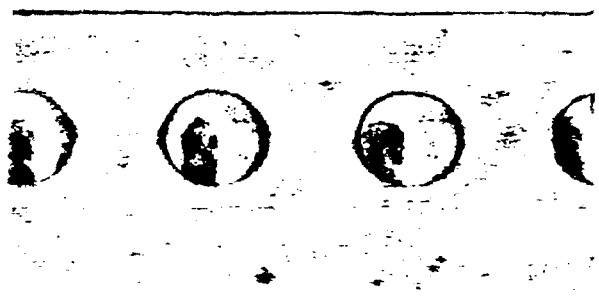
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 483000.00
CON TX 1787.10
PRFEE 1.00
WDEED 12.00
TOTAL 1800.10
CHECK 1800.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/16/97 01 11:58:0001 9301

U294266
IDENTIF. ↑ REFERENCE

97 APR 16 PM 3:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 1140290

