BK 38

This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Miller & Martin LLP
1200 First Union Tower
150 Fourth Avenue North
Nashville, TN 37219

Instr:20000831008626?? Page: 1 OF 3
REC'D FOR REC 08/31/2000 12:13:02PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $925.00

Address New Owner(s):
Spiva/Hill Management
and Investment, LLC
4121 Hillsboro Road
Suite 302
Nashville, TN 37215

Send Tax Bills to:
Same

Map and Parcel: 105-14/87

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, Kermit C. Stengel, Jr. (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Spiva/Hill Management and Investment, LLC (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 2222 8th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. The Grantor is currently married to Patricia Stengel but the Grantor certifies that the above-described property is not their homestead.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2000.

Kermit C. Stengel, Jr.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, JACK F. KING JR., a Notary Public in and for the County and State aforesaid, personally appeared KERMIT C. STENGEL, JR., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of August, 2000.

Notary Public

My Commission Expires: May 31, 2004

***

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $250,000.

Affiant

Subscribed and sworn to before me this 25th day of August, 2000.

Notary Public

My Commission Expires: 11-24-01

EXHIBIT A

LEGAL DESCRIPTION

A tract or portion of land located in Nashville, Davidson County, Tennessee being more particularly described as follows:

Being Lot Nos. 6 and 7 of Block 4, in Yarbrough's Subdivision of Woodland, as of record in Book 57, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 6 and 7 front 50 feet each on the easterly side of Eighth Avenue South, formerly Spruce Street, and run back between parallel lines 165 feet to an alley, Lot No. 7 running back with a northerly margin of Bradshaw Avenue, formerly Warner Street.

Being the same property conveyed to Kermit C. Stengel, Jr. by deed of record in Book 2745, Page 601, Register's Office for Davidson County, Tennessee.