OLD REPUBLIC
National Title Insurance Company

ORT#: SV 3103161

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF January, 2001.

NOTARY PUBLIC

My Commission expires: 10-25-2003

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #00316

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Spiva/Hill Management & Investment, LLC (NAME)	NEW OWNER AT SAME ADDRESS (NAME)	
4121 Hillsboro Road (ADDRESS)	(ADDRESS)	130-11-12
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	BM-03005

Warranty Deed

For and in Consideration of the sum of $ 280,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~we~~ I,

H. Martin Pitts, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Spiva/Hill Management & Investment, LLC

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No.** 32 on the plan of the **Revised** Plat of **Golf Club Subdivsion** as of record at **Plat Book 421, page 185**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 5896, page 59*** , in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: Limitations shown on said plan at Plat Book 421, page 185, said Register's Office.

* and see deeds of record at Book 5687, page 376 and Book 5092, page 549 said Register's Office.

Davidson County DEEDWARR
Recvd: 01/04/01 11:26 2pgs
Fees:11.00 Taxes:1036.00

20010104-0001283

=unimproved=)
This is improved XX property, known as 814 Westview Av, Nashville, TN 37205
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20 day of DECEMBER, 2000.

H. Martin Pitts

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF ~~TENNESSEE~~ } NEW YORK
County of NEW YORK }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named H. Martin Pitts, personally acquainted (or proved to me in the basis of satisfactory evidence), the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of DECEMBER, 2000.

My Commission expires:
5/26/01

Notary Public
ANDREW W. LASTOWECKY
NOTARY PUBLIC, State of New York
No. 31-4895511
Qualified in New York County
Commission Expires May 26, 2001

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, ____.

My Commission expires:

_____
Notary Public