File Box 42

Davidson County DEEDWARR
Recvd: 08/16/01 15:48 3pgs
Fees:18.00 Taxes:1572.50
20010816-0088861

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.:
SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	WHITE & REASOR, PLC 3305 West End Avenue Nashville, TN 37203	Map 104-6 Parcel 169

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by 3307 PROPERTIES, a Tennessee general partnership ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 3307 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 425,000.00 .

AFFIANT

Subscribed and sworn to before me this 16th day of August, 2001.

Notary Public

My Commission Expires:
11-24-01

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this 16th day of August, 2001.

GRANTOR:

3307 PROPERTIES, a Tennessee general partnership

BY:
Charles B. Reasor, Jr.,
Authorized Agent and
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Charles B. Reasor, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is authorized agent and general partner of 3307 PROPERTIES, a Tennessee general partnership, being authorized to execute the foregoing instrument on behalf of the partnership.

WITNESS MY HAND, at office this 16th day of August, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-24-01

EXHIBIT "A"
LEGAL DESCRIPTION
3307 West End Avenue

BEING land situated in the lst Civil District of Nashville, Davidson County, Tennessee, according to a survey made by R. L. Montoya Land Surveying, Inc., dated August 7, 2001, and more particularly described as follows:

BEGINNING at an iron rod in the southerly margin of West End Avenue, said rod being the northeast corner of the property conveyed to ESA Tennessee, Inc., as evidenced in Instrument No. 200106150063751, Register's Office for Davidson County, Tennessee, and the northwesterly corner of the hereon described tract of land; thence, with said margin of West End Avenue N 43° 45' 25" E 80.48 feet to a nail, said nail being the northwest corner of the property conveyed to 3305 Properties as evidenced in Book 6208, Page 162, said Register's Office; thence, with a line common to said 3305 Properties west line S 31° 33' 22" E 149.64 feet to a P.K. nail in the northerly margin of a 15' alley; thence, with the northerly margin of said alley S 43° 46' 18" W 51.21 feet to an iron rod in the easterly line of the property conveyed to ESA Tennessee, Inc.; thence, with a line common to said ESA Tennessee, Inc. property N 42° 49' 00" W 145.00 feet to the point of beginning containing 9,531 square feet or 0.22 acres, more or less.

BEING the same property conveyed to 3307 Properties, a Tennessee general partnership, by a deed from Marshall I. Karr, Trustee, as of record in Book 6467, Page 18, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Metropolitan Nashville and Davidson County, Tennessee, real property taxes for calendar year 2001, a lien, but not presently due and payable, which taxes have been prorated and assumed by Grantee.

2. All matters shown on the Plan of Bransford Realty Company's West End Place, as of record in Plat Book 332, Page 15, Register's Office for Davidson County, Tennessee.

3. All matters shown on a survey of R. L. Montoya Land Surveying, Inc., dated August 7, 2001.