BK 31
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HJL, L.P. P. O. Box 140510 Nashville, TN 37214	Map 84-16-106	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

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, Lucille Bland Spickard, a widower, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to HJL, L.P., a Tennessee limited partnership, (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 this 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. Restrictive Covenants contained in instrument of record in Book 676, page 1, Book 731, page 119, Book 1580, page 43 and Book 1629, page 475, Register's Office for Davidson County, Tennessee.

This is improved property located at 129 McGavock Pike, Nashville, Tennessee.

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.

Davidson County DEEDWARR
Recvd: 12/20/02 14:28 3pgs
Fees:18.00 Taxes:378.51

20021220-0157633

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $102,300.00.

Carol A. Wilson
Affiant

Subscribed and sworn to before me this 20 day of December, 2002.

Loretta B. Lane
Notary Public

My Commission Expires: 1-28-06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20 day of December, 2002.

Judith C. Spickard

LUCILLE BLAND SPICKARD BY
JUDITH C. SPICKARD, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, Judith C. Spickard, Attorney in Fact for Lucille B. Spickard, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of December, 2002.

Loretta B. Lane
Notary Public
My Commission Expires:
1-28-06

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 32 and the northerly part of Lot No. 31 on the Map of Donelson Park Place, as of record in Book 547, page 73, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of McGavock Road in the northwest corner of the property conveyed to Paul Capps and wife, by deed from Milton C. Woodrich and wife, of record in Book 2097, page 577, Register's Office for said County; thence with the northerly line of the said Capps' property eastwardly 158.5 feet, more or less, to the westerly line of Lot No. 33; thence with said line northwardly 75 feet, more or less, to the northerly line of said subdivision; thence with said line westwardly 150 feet to the easterly margin of McGavock Road; thence with said Road southwardly 75.3 feet to the beginning.

Being the same property conveyed to Lucille Bland Spickard and husband, Ben Oscar Spickard, as tenant by the entirety, be deed of record in Book 4631, page 237, Register's Office for Davidson County, Tennessee. The said Ben Oscar Spickard having since died.