Bk/31
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HJL, L.P. P. O. Box 140510 Nashville, TN 37214	Map 84-16-105	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, Judith C. Spickard, unmarried, (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.

3. Easement for road purposes of record in Book 1762, page 32, said Register's Office.

This is improved property located at 131 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 14:30 3pgs
Fees:18.00 Taxes:496.54
20021220-0157635

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $134,200.00.

Affiant

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

Notary Public

My Commission Expires: 1-28-06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

JUDITH C. SPICKARD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me Loretta B. Lane, Notary Public, Judith C. 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 20th day of December, 2002.

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

Exhibit A

Tract I

Land in Davidson County, Tennessee, being the northerly 59.10 feet of Lot No. 30 and the southerly 50.90 feet of Lot No. 31 on the Map of Donelson Park Place as of record in Book 547, page 73, Register's Office for said county.

Said parts of Lots Nos. 30 and 31 front together 110 feet on the easterly side of McGavock Road and run back 158.3 feet, more or less, on the northerly line and 175 feet more or less, on the southerly line, with the northerly margin of Park Drive, to the westerly line of Lot No. 33, measuring 110 feet thereon.

Tract II

Land in Davidson County, Tennessee, being the southerly 7 feet of the northerly 15.70 feet of Lot No. 31 on the Map of Donelson Park Place as of record in Book 547, page 73, said Register's Office.

Beginning on the easterly margin of McGavock Road at the northwest corner of the property conveyed to Paul Capps and wife by deed from Milton C. Woodrich and wife, of record in Book 1731, page 623, said Register's Office; thence with Capps' northerly line eastwardly 158.3 feet, more or less, to the westerly line of Lot No. 33; thence northwardly 7 feet; thence westwardly 158.3 feet, more or less, to the easterly margin of McGavock Road; thence with same southwardly 7 feet to the beginning.

Being the same property conveyed to Judith C. Spickard by deed of record in Book 5718, page 330, Register's Office for Davidson County, Tennessee.