WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BROWNING-BACON PROPERTIES, LL	CCAPITAL BANK & TRUST	104-9-122 (T/1)
(NAME)	(NAME)	
3015 Poston Avenue	1820 West End Avenue	104-9-123 (T/2)
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SPIVA/HILL MANAGMENT AND INVESTMENT, LLC, A TN LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BROWNING-BACON PROPERTIES, LLC, A TN LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 33 of Block 7 on the Plan of Richland Realty Company's Division A, of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee, which plan shows said property divided into blocks but not into lots. According to an unregistered copy showing said blocks divided into lots, said Lot No. 33 fronts 100 feet on the northerly side of West End Avenue and runs back between parallel lines with the westerly margin of Craighead Street, 200 feet to a dead line.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 31 of Block No. 7 on the plan of Richland Realty Company's Division "A", as of record in Book 161, Page 151, Register's Office for said County. Said plan shows said property divided into blocks, but does not show the subdivision of the blocks into small lots. According to a printed copy of an unregistered plan subdividing said blocks into lots, said Lot No. 31 is described as follows:

Beginning on the northerly margin of West End Avenue at a point 100 feet west of the westerly margin of Craighead Street, being the corner of Lots Nos. 31 and 33; thence with the line between said two lots northwardly 200 feet to the common corner of Lots Nos. 31, 32, 33 and 34; thence with the line between Lots Nos. 31 and 32, westwardly 100 feet to the common corner of Lots No. 29, 30, 31, and 32; thence with the line between Lots No. 29 and 31, southwardly 200 feet to the northerly margin of West End Avenue; thence with the northerly margin of said Avenue, eastwardly 100 feet to the beginning.

LEGAL DESCRIPTION CONTINUED ON NEXT PAGE

unimproved ( )
This is improved (X) property, known as 3700 & 3704 WEST END AVE., NASHVILLE, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 20th day of February, 2003

SPIVA/HILL MANAGMENT AND INVESTMENT, LLC, A TN LIMITED LIABILITY COMPANY
By:
GEORGE N. SPIVA, CHIEF MANAGER

Davidson County DEEDWARR
Recvd: 02/20/03 16:26 2pgs
Fees:13.00 Taxes:4810.00
20030220-0022788

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared GEORGE N. SPIVA and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the CHIEF MANAGER and _____ respectively of the SPIVA/HILL MANAGMENT AND the within named bargainor, and corporation, and that he as such CHIEF MANAGER and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said GEORGE N. SPIVA as such CHIEF MANAGER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 20th day of February, 2003.

My commission expires May 28, 2003

_____
Notary Public

CONTINUED FROM PAGE 1

Being the same property conveyed to SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC by deed of record in Instrument No. 20020911-0110821, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.