Davidson County DEEDWARR
Recvd: 11/20/03 11:52 4pgs
Fees:23.00 Taxes:1616.90

20031120-0169402

Box 44

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Sr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $437,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of November, 2003.

Notary Public

My Commission Expires 7/28/04

LINDA TURNER RAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Address New Owner As Follows:
Spiva/Hill Mangement and Investments, LLC
4121 Hillsboro Road
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number
Map 117-14-158.00
7DA 49010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BECKERLAND, a general partnership of which Frank Henry Becker, Donna Lucille Nagelsen and Becker Trust are equal partners**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SPIVA/HILL MANAGEMENT AND INVESTMENT, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successor and/or assign, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 33rd Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron rod (found) in the north margin of Richard Jones Road, said point being the southwest corner of this tract and the southeast corner of Parcel 157, Metro Tax Map 117-14; thence, leaving said north margin along the west line of this tract North 25 deg. 02 min. 43 sec. East 302.04 feet to a P. K. Nail (set) in the west line of Parcel 153, Tax Map 117-14; thence, along the east line of this tract, the west line of Parcel 153, South 4 deg. 40 min. 44 sec. West 276.95 feet to a P.K. Nail in the north margin of Richard Jones Road; thence, with said margin North 88 deg. 42 min. 00 sec. West 105.30 feet to the point of beginning, containing 14,556.17 square feet, or 0.334 acres, more or less, according to a survey by R. L. Montoya Land Surveying, Inc., dated October 16, 2003.

Being part of the same property conveyed to Frank Becker and wife, Louise N. Becker by deed from Chris V. Niederhauser and wife, Bertha Niederhauser, of record in Book 996, page 693, Register's Office for Davidson County, Tennessee, the said Louise N. Becker having since died, and her husband, Frank Becker having predeceased her. The said Louise N. Becker left a will of record in Will Book 174, page 546, Probate Court Clerk's Office, devising said property to Donna Lucille Becker Holland, Thomas A. Becker and Frank H. Becker, the said Thomas A. Becker having since died and Evelyn Adams Becker, Executrix of his estate (Will recorded at Will Book 55, page 251, Clerk & Master's Office of Williamson County, Tennessee) conveyed his 1/3 interest to George E. Noe, Jr., and Christina Becker Brown, Trustees U/W Thomas A. Becker, Sr., of record in Book 10344, page 735, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 10462, page 298, Register's Office for Davidson County, Tennessee, Frank Henry Becker, personally and Donna Lucille Nagelsen, (being one and the same as Donna Lucille Becker Holland), personally, and George E. Noe, Jr., and Christina Becker Brown, Trustees of the Trust U/W Thomas A. Becker, Sr., conveyed subject property to Beckerland, a general partnership of which said Frank Henry Becker, said Donna Lucille Nagelsen and Becker Trust are equal partners. By Warranty Deed of record in Book 10887, page 796, Register's Office for said County, Beckerland inadvertently conveyed the subject property to JWT, L.P., as part of a larger conveyance. Said property was reconveyed to Beckerland, by quitclaim deed from JWT, L.P., of record in Book 11550, page 327, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not delinquent until March 1, 2004.

2. Lease Agreement entered into April 18, 1967 between Frank A. Becker and wife, Louise N. Becker, Lessors, and Terry Mays, Lee Halloway and J. A. Morgan, individually and doing business as K. S. Realty Company, Lessee, of record in Book 4122, page 791, Register's Office for Davidson County, Tennessee.

   Amendment No. 1 to Lease Agreement recorded at Book 5267, page 243, Register's Office for Davidson County, Tennessee.

   Assignment dated March 27, 1996, of record at Book 10003, page 254, Register's Office for Davidson County, Tennessee.

3. Rights of tenants under any unrecorded leases.

4. Lack of access to area located to the rear of existing building on subject property.

This is improved property known as 2010 Richard Jones Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and the Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and further covenants and binds itself, their successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 19th day of November, 2003.

BECKERLAND, A GENERAL PARTNERSHIP

By: Frank H Becker
Frank Henry Becker, Partner

By: Donna Lucille Nagelsen
Donna Lucille Nagelsen, Partner

BECKER TRUST, PARTNER

By: Christina B. Brown
Christina B. Brown, Trustee for Becker Trust, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK HENRY BECKER, PARTNER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of November, 2003.

Linda Turner Ray
Notary Public

My Commission Expires: 1/28/06

LINDA TURNER RAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA LUCILLE NAGELSEN, PARTNER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of November, 2003.

Cheryl A. Giles
Notary Public

My Commission Expires: _____

Cheryl A. Giles
MY COMMISSION # DD207326 EXPIRES
July 18, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINA B. BROWN, TRUSTEE FOR BECKER TRUST, PARTNER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18TH day of November, 2003.

Linda H. Robertson
Notary Public

My Commission Expires: _____

LINDA H. ROBERTSON
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 27, 2004