THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23511-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me this 4th day of November, 2004. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: SSV Partners 4400 Belmont Park Terrace, #120 Nashville, TN 37215-0746	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.092-10-0 Parcel No. 336.00 and 337.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H. Lawrence Murphy, individually and d/b/a Murphy Plumbing Company, a sole proprietorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SSV Partners, a general partnership comprised of Gilbert N. Smith and Sam Sanders, Jr.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 525 & 601 - 26th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of November, 2004.

H. Lawrence Murphy

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **H. Lawrence Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 11/10/04 15:34 2pgs
Fees:13.00 Taxes:610.50
20041110-0135714

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Tract I:
Land in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 4 on the McEwen Plan of Lots, of record in Plan Book 1, page 124, Chancery Court for said County, at Nashville.

Said part of said lot fronts 50 feet on the easterly side of Old Hydes Ferry Pike or Road and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Murphy Plumbing Company, a sole proprietorship with H. Lawrence Murphy d/b/a Murphy Plumbing Company, by deed dated January 6, 1991, from Cumberland-Swan, Inc., successor by change of corporate name by CMC, Inc., a Tennessee corporation, of record in Book 8523, page 30, Register's Office for Davidson County, Tennessee.

Also conveyed is part of an alley lying east of the above described tract, closed on March 25, 2002, by Alley Closure Ordinance No. 2002954.

Tract II:
Three parcels of land located in the Thirteenth Civil District in the City of Nashville, Davidson County, Tennesee, described as follows:

Parcel No. 1: That part of Lot 6 and that part of the South 50 feet, in equal width, of Lot 5 in McEwen's Addition to Nashville lying Northwesterly of and adjacent to a line that lies parallel to and 25 feet Northwesterly from the centerline of the Illinois Central Gulf Railroad Company's main track.

Parcel No. 2: Beginning at a point in the South line of the North 50 feet, in equal width, of Lot 5 in McEwen's Addition to Nashville, 50 feet perpendicularly distant northwesterly from the centerline of Grantor's main track; thence northeasterly parallel to and 50 feet northwesterly from said centerline of main track to a point in the East line of said Lot 5; thence South along said East line to a point in a line that lies parallel to and 25 feet northwesterly from said centerline of main track; thence southwesterly along the last said parallel line to a point in said South line of the North 50 feet of Lot 5; thence West along said South line to the point of beginning.

Parcel No. 3: Land in Davidson County, Tennessee, being the north part of Lot No. 5 on the map of McEwen's Addition to Nashville, of record in Plan Book 1, page 124, of the Chancery Court of Nashville.

Said part of said Lot No. 5 fronts 50 feet on the easterly side of 26th Avenue North and runs back between lines, 188 feet on the north line and 175 feet, more or less, on the south line, to the west line of the right of way of the Tennessee Central Railroad, on which it measures 55 feet.

Being the same property conveyed to H. Lawrence Murphy and wife, Patricia June Wynne Murphy, by deed dated June 1, 1987, from HCA Realty, Inc., of record in Book 7267, page 223, Register's Office for Davidson County, Tennessee. The said Patricia June Wynne Murphy having since died.

Also conveyed is part of an alley lying east of the above described tracts, closed on March 25, 2002, by Alley Closure Ordinance No. 2002954.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 5147,page 405, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons). (Tract II, parcels 1 and 2)
3. All matters appearing on the Plan of record as Plan Book 1, page 124, Chancery Court of Nashville, Register's Office for Davidson County, Tennessee. (Tract I; Tract II, parcel 3)
4. Reservations contained in the deed of record in Book 5147, page 405, Register's Office for Davidson County, Tennessee. (Tract II, parcels 1 and 2)
5. Title to that portion of the premises embraced within the charter right-of-way of the Illinois Central Gulf Railroad Company.
6. Easements in Metropolitan Ordinance No. BL 2002-954.