THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/15/04 13:17 4pgs
Fees:23.00 Taxes:2127.50
20041115-0136830

ADDRESS NEW OWNER:
Peggy L.W. Spiegel
2295 S. Ocean Blvd., Apt. 815
Palm Beach, FL 33480

SEND TAX BILL TO:
SAME

Map: 072-14-0, Parcel: 004

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Park View Properties, a Tennessee limited partnership, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Peggy L.W. Spiegel ~~and husband, George Spiegel,~~ hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as: 2600 Gallatin Road, Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises ("Permitted Encumbrances"), including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, his/her heirs, successors, representatives and assigns, forever; Grantor does further covenant with said Grantee that Grantor has a good right to convey the land, and the same is unencumbered except for the Permitted Encumbrances, as herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs, successors, representatives and assigns, against the lawful claims of persons claiming by and through Grantor, but no other.

Whenever 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 15th day of November, 2004.

GRANTOR:

Park View Properties
a Tennessee limited partnership

By: Dorothea S. Hetzel
Dorothea S. Hetzel
Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , Dorothea S. Hetzel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing General Partner, of Park View Properties, a Tennessee limited partnership the within named bargainor, and that she as such Managing General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as such Managing General Partner.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 15th day of November, 2004.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: March 22, 2008

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $575,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 15th day of November, 2004.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: March 22, 2008

BARBARA E. GRAUBERGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A
Real Property Description

Tract I
Being Lot No. 1 on the Plan of E. T. Brown's Subdivision of part of Lot No. 1 of the Cahal Lands, as of record in Book 332, Page 84, Register's Office for Davidson County Tennessee.

According to a survey made by Geo. W. Watkins, Surveyor, March 19, 1953, said lot No. 1 fronts 57 ½ feet on the easterly side of Gallatin Pike and runs back 204.7 feet on the northerly line and 205 feet on the southerly line, with the northerly margin of Cahal Avenue to an alley, measuring 57.5 feet thereon.

Being the same property conveyed to Parkview Properties, Inc., by deed from William Crane Bennett and The Tennessee-Kentucky Conference Association of Seventh Day Adventists, Inc. (of which the Seventh-Day Adventist First Church is a subdivision), of record in Book 8267, Page 5, Register's Office for Davidson County, Tennessee.

Tract II
Being Lot No. 2 on the Plan of E. T. Brown's Subdivision of part of Lot No. 1 of the Cahal Lands, as of record in Book 332, Page 84, Register's Office for Davidson County Tennessee.

According to a survey made by Geo. W. Watkins, Surveyor, March 19, 1953, said lot No. 2 fronts 56 feet on the easterly side of Gallatin Pike and runs back 204.4 feet on the northerly line and 204.7 feet on the southerly line, to an alley, measuring 56 feet thereon.

Being the same property conveyed to Parkview Properties, Inc., by deed from William Crane Bennett and The Tennessee-Kentucky Conference Association of Seventh Day Adventists, Inc. (of which the Seventh-Day Adventist First Church is a subdivision), of record in Book 8267, Page 5, Register's Office for Davidson County, Tennessee.

As corrected by Warranty Deed of record in Instrument No. 20041115-0136829, said Register's Office, recorded to correct the name of the Party of the Second Part (i.e., the grantee) from Parkview Properties, Inc., in the Warranty Deed recorded at Book 8267, page 5, Register's Office of Davidson County, Tennessee, to the correct designation: Park View Properties, a Tennessee limited partnership and to correct the name of the Party of the First Part (i.e., the grantor) from Tennessee-Kentucky Conference Association of Seventh Day Adventists, Inc. (of which the Seventh-Day Adventists First Church is a subdivision) to the correct designation: Kentucky-Tennessee Conference Association of Seventh Day Adventists, Inc. (of which the Seventh-Day Adventists First Church is a subdivision).

EXHIBIT B
Permitted Encumbrances

1. City and/or County Taxes for the year 2004, a lien, now due and payable.

2. City and/or County Taxes for the year 2005, a lien, not yet due or payable.

3. Ground Lease by and between E. Lee Bennett, and wife Ruth Hearn Bennett, and the Krystal Company, of record in Book 4883, page 637, Register's Office for Davidson County, Tennessee.

4. All items shown on the Plan of E. T. Brown's Subdivision of part of Lot No. 1 of the Cahal Lands, of record in Book 332, page 84, Register's Office for Davidson County, Tennessee.

5. All matters on the survey made by Geo. W. Watkins, Surveyor, March 19, 1953.