Davidson County DEEDWARR
Recvd: 12/14/04 13:44 4pgs
Fees:23.00 Taxes:6049.50
20041214-0148571

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Spiva-Hill Church Street Partners 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map 92-12 Parcels 378, 379, 414 & 415

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Raymond L. Simons a/k/a R. L. Simons and Carter Flooring Company, a Tennessee corporation (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Spiva-Hill Church Street Partners, a Tennessee general partnership ("Grantee"), its heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Two tracts of land lying in Nashville, Davidson County, Tennessee and, according to an unrecorded survey by Frank V. Neeley, R. L. S. #1493 of Sharondale Surveying Inc., dated December 9, 2004, more particularly described as follows:

Tract No. I

Beginning at an iron pin located at Tennessee State Plane (NAD 83) grid coordinate North 664,056.48, East 1,733,101.31, said iron pin being located at the point of intersection of the southeast margin of Church Street with the northeast margin of 18th Avenue North;

Thence, with the southeast margin of Church Street, North 59 degrees 07 minutes 09 seconds East, 150.00 feet to a survey nail;

Thence, leaving the southeast margin of Church Street, South 30 degrees 48 minutes 58 seconds East, 172.75 feet to an iron pin in the northwest margin of a twenty foot wide public alley;

Thence, with the northwest margin of said twenty foot wide public alley, South 59 degrees 07 minutes 09 seconds West, 150.00 feet to an iron pin in the northeast margin of 18th Avenue North;

Thence, with the Northeast margin of 18th Avenue North, North 30 degrees 48 minutes 58 seconds West, 172.75 feet to the point of beginning, containing 25,911 square feet, (0.595 acres).

Being a portion of the property conveyed to Carter Flooring Company, of record in Deed Book 4293, Page 375, of the Register's Office of Davidson County, Tennessee.

Also being all of the property conveyed to J. Kenneth Carter and R.L. Simons by Installment Deed from Dorothy Swain Todd, of record in Book 7426 page 774, Register's Office for

Davidson County, Tennessee. The said J. Kenneth Carter having since died and his Last Will and Testament was submitted for probate before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Case No. 00P-93), with Kim Poovey serving as Executrix of his Estate. The said Kim Poovey, Executrix of the Estate of James Kenneth Carter having since conveyed the subject property to Raymond L. Simons a/k/a R.L. Simons by deed of record in Instrument No. 20010806-0083569, said Register's Office, the same being re-recorded for correction purposes at 20041213-0148043, said Register's Office.

Tract No. II

Beginning at an iron pin located at Tennessee State Plane (NAD 83) grid coordinate North 663,736.37, East 1,733,292.26, said iron pin being located at the point of intersection of the northwest margin of Hayes Street with the northeast margin of 18th Avenue North;

Thence, with the northeast margin of 18th Avenue North, North 30 degrees 48 minutes 58 seconds West, 180.00 feet to an iron pin, said iron pin being located at the point of intersection of the northeast margin of 18th Avenue North and the southeast margin of a twenty foot wide public alley;

Thence, leaving the northeast margin of 18th Avenue North with the southeast margin of said twenty foot wide public alley, North 59 degrees 07 minutes 09 seconds East, 100.00 feet to an iron pin;

Thence, leaving the southeast margin of said twenty foot wide public alley, South 30 degrees 48 minutes 58 seconds East, 180.00 feet to an iron pin in the northwest margin of Hayes Street;

Thence, with the northwest margin of Hayes Street, South 59 degrees 07 minutes 09 seconds West, 100.00 feet to the point of beginning, containing 18,000 square feet, (0.413 acres).

Being a portion of the property conveyed to Carter Flooring Company, of record in Deed Book 4293, Page 375, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantors covenant with the Grantee that the Grantors are lawfully seized and possessed of the said Property in fee simple; that the Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to all matters shown on the Plan of Record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.

(2) Subject to property taxes for the year 2004, a lien due and payable but not yet delinquent.

This is improved property commonly known as 1719 & 1721 Church Street and Lots 414 & 415 Hayes Street, Nashville, Tennessee 37203.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 14th day of December, 2004.

Carter Flooring Company

By: Raymond L. Simons
Its: President

Raymond L. Simons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, Raymond L. Simons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of Carter Flooring Company, a Tennessee corporation, the within named bargainor, and who acknowledged that as such President, he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND, at office, this 14th day of December, 2004.

WALTER H. NEILSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires JULY 19, 2008

Personally appeared before me, an official Notary Public of the said county and state, Raymond L. Simons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 14th day of December, 2004.

WALTER H. NEILSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

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My Commission Expires JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,635,000.00.

Affiant

Sworn to and subscribed before me this 14th day of December, 2004.

Notary Public

My Commission Expires: _____

WALTER H. NEILSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

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