Davidson County DEEDWARR
Recvd: 05/09/05 14:28 3 pgs
Fees:18.00 Taxes:4625.00
20050509-0052164

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 Management Co. 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map 105-9, Parcel 52

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Saleem Oil Inc. a/k/a Saleem Oil Corp., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Spiva/Hill Management Co., a Tennessee corporation (the "Grantee"), its heirs, successors, and assigns, certain real estate, together with all buildings and improvements thereon and appurtenances thereto (the "Property") in Davidson County, Tennessee, described as follows:

A tract of land lying in Nashville, Davidson County, Tennessee and, according to an unrecorded survey by Charles B. Moseley, Jr., R. L. S. #0778 of Land Surveying Services, dated April 8, 2005, more particularly described as follows:

Being a parcel of land in Nashville, Davidson County, Tennessee, bounded on the north by the southerly margin of Wedgewood Avenue, on the east by the westerly margin of 12th Avenue South, on the south by Belmont University of record as instrument No. 20040616-71412 and Metropolitan Government of Nashville and Davidson County, Tennessee of record in deed book 6301, page 076 and on the west by the Albert J. Bart Property of record as instrument No. 20040618-72323, more particularly described as follows:

Beginning at an iron pin on the westerly margin of 12th Avenue South, northeast corner to the aforementioned Belmont University Property; Thence, leaving 12th Avenue South and with a line common with the Belmont University and Metropolitan Government Properties, N 81 deg. 27' 00" W, 290.96 feet to an iron pin, southeasterly common corner with the aforementioned Albert J. Bart Property; Thence, with said Bart Property easterly line and with the centerline of former 13th Avenue South, being closed by Ordinance No. BL2003-1523, N 09 deg. 36' 46" E, 67.18 feet to an iron pin on the southerly margin of Wedgewood Avenue; Thence, with said southerly margin, N 79 deg. 14' 27" E, 27.67 feet to a point; Thence, continuing with said southerly margin a curve to the right having a radius of 1160.00 feet, chord of 257.35 feet at N 85 deg. 46' 18" E, 257.89 feet to the beginning of a curve to the right joining said southerly margin with the westerly margin of 12th Avenue South; Thence, with said joining curve having a radius of 25.00 feet, chord of 39.90 feet at S 34 deg. 54' 31" E, 46.20 feet to an iron pin on the westerly margin of 12th Avenue South; Thence, with said westerly margin, S 18 deg. 01' 58" W, 35.27 feet to an iron pin; Thence, continuing with said westerly margin a curve to the left having a radius of 930.00 feet, chord of 70.07 feet at S 15 deg. 56' 31" W, 70.09 feet to the point of beginning.

Being the same property conveyed to Saleem Oil, Inc. by Warranty Deed from Julius Lucas and wife, Lorraine Lucas of record in Instrument No. 20020509-0057288, Register's Office for 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 Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has 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 4715, page 86, Register's Office for Davidson County, Tennessee, including a five (5) foot Nashville Gas Co. easement and a ten (10) foot proposed utility easement.

(2) Subject to property taxes for the year 2005, a lien not yet due and payable.

(3) Easements retained by Metropolitan Government of Nashville and Davidson County, Tennessee by ordinances of record in Book 4661, page 823, Register's Office for Davidson County, Tennessee.

(4) Subject to all matters shown on the unrecorded survey of Charles B. Moseley, Jr., R. L. S. #0778 of Land Surveying Services, dated April 8, 2005, including but not limited to the existence of 13th Avenue South being closed by ordinance, the existence of a 27 inch storm sewer and 8 inch sanitary sewer within the previous right of way of 13th Avenue South within an easement provided for by the ordinance, and an overhead power line at the northwesterly property corner within an easement as shown on the survey.

(5) Rights of tenants in possession as tenants only under unrecorded lease(s).

This is improved property commonly known as 1801 12th Avenue South, Nashville, Davidson County, Tennessee 37203.

The Grantor further covenants 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, Grantor has executed this Warranty Deed this 9th day of May, 2005.

Saleem Oil Inc.

By: Majed Abu-Salim
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, Majed Abu-Salim, 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 Saleem Oil Inc., 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 9th day of May, 2005.

MELINDA A. WATKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Melinda A Watkins
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

_____
Affiant

Sworn to and subscribed before me, this 9th day of May, 2005.

MELINDA A. WATKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Melinda A Watkins
Notary Public

My Commission Expires: _____