THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 06/22/07 15:59 5 pgs
Fees:28.00 Taxes:10360.00
20070622-0075114

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
John H. Chapman, et ux 1721 Church Street Nashville, Tennessee 37203	New Owner	Map 92-12 Parcels 378, 379, 414 and 415

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, SPIVA-HILL CHURCH STREET PARTNERS, a Tennessee general partnership hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto JOHN H. CHAPMAN and wife, STARR S. CHAPMAN, hereinafter called "Grantees," their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

This is improved property known as 1719 and 1721 Church Street, and two unimproved Lots on Hayes Street, Nashville, Tennessee.

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

Grantor further covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Property taxes for the year 2007, a lien, but not yet due and payable, which Grantees have assumed and agreed to pay.

2. All matters shown on the plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.

3. Rights of tenants in possession, as tenants only, under unrecorded leases.

4. Notice of Mechanic's and Materialman's Lien of Record as Instrument Number 20060913-0113320, Register's Office for Davidson County, Tennessee.

5. Notice of lien of record as Instrument Number 2006828-0105900, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 20th day of June, 2007.

"GRANTOR"

SPIVA-HILL CHURCH STREET PARTNERS,
a Tennessee general partnership

By: _____
George N. Spiva, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public, George N. Spiva, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is managing partner of Spiva-Hill Church Street Partners, a general partnership, being authorized to execute the foregoing instrument on behalf of the partnership.

Witness my hand, at office this 20th day of June, 2007.

_____
Notary Public

JOHN M. BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-23-10

My Commission Expires 1/23/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Two Million Eight Hundred Thousand and No/100 Dollars ($2,800,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 22nd day of June, 2007.

Notary Public

My Commission Expires:
1/26/08

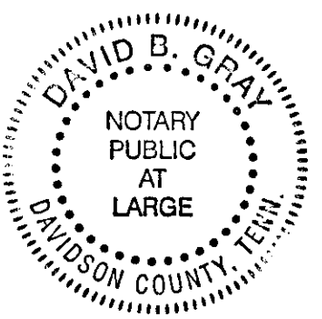


Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being part of Lot Nos. 95, 96 and 97 on the Plan of the Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, and further described according to a 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), more or less.

Tract No. II

Land in Davidson County, Tennessee, being part of Lot Nos. 78 and 79 on the Plan of the Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, and further described according to a survey by Frank V. Neeley, R.L.S. #1493 of Sharondale Surveying, Inc., dated December 9, 2004, more particularly described as follows:

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), more or less.

Being the same property conveyed to Spiva-Hill Church Street Partners by deed of record as Instrument No. 20041214-0148571 with the Register's Office of Davidson County, Tennessee.