Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1801 12th Avenue South, LLC c/o Jason Rogers 1900 Belmont Boulevard Nashville, TN 37212	Map/Par. 105-09-0-052	Same
This instrument prepared by: Bradley Arant Boult Cummings, LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Spiva/Hill Management Co., a Tennessee corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to 1801 12th Avenue South, LLC, a limited liability company, (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

A Tract of land lying in Nashville, Davidson County, Tennessee 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:

BILL GARRETT, Davidson County
Trans:T20100027485 DEEDWARR
Recvd: 05/07/10 11:26 3 pgs
Fees:18.00 Taxes:5087.50

20100507-0034999

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00.

Affiant

Subscribed and sworn to before me this 6th day of May, 2010.

Notary Public

My Commission Expires: 11-4-2013

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Beginning at an iron pin on the westerly margin of 12th Avenue South, northeast corner to the aforementioned Belmont University Property; thence, leaving 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 of 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 Spiva/Hill Management Co., a Tennessee corporation by deed from Saleem Oil Inc., a/k/a Saleem Oil Corp., a Tennessee corporation, of record as Instrument No. 20050509-0052164, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. All matters shown on the Plan of record in Plat Book 4715, page 86, Register's Office for Davidson County, Tennessee.

3. Easement(s) retained by Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance 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.

This is improved property located at 1801 12th Avenue South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6th day of May, 2010.

SPIVA/HILL MANAGEMENT CO., a Tennessee corporation

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kimberly Warrington, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George N. Spiva, 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 Spiva/Hill Management Co., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 6 day of May, 2010.

Kymberly J. Warrington
Notary Public

My Commission Expires:
June 19, 2012

KIMBERLY J. WARRINGTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN

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