(1)

THIS INSTRUMENT PREPARED BY: **W. Lee Corbett, P.C.** **CORBETTCROCKETT** Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203 (615) 383-0500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $800,000.00. **AFFIANT** Subscribed and sworn to before me, this 2nd day of June, 2011. Notary Public My Commission Expires: MY COMMISSION EXPIRES: 11-28-11

VALERIE J. GREEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address New Owners As Follows:

MB Enterprises Joint Venture
3305 West End Avenue
Nashville, TN 37203

Send Tax Bills To:

SAME

Map-Parcel Numbers:

Map: 104-06
Parcel: 170.00

Davidson County DEEDWARRSP
Recvd: 06/03/11 10:15 4 pgs
Fees:23.00 Taxes:2960.00
20110603-0042570

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Thousand and no/100 Dollars ($800,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Spiva/Hill Management and Investment, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **MB Enterprises Joint Venture, a Tennessee joint venture,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land situated in the 18th Councilmanic District of Nashville-Davidson County, Tennessee, and more particularly described, according to a survey made by R. L. Montoya-Land Surveying dated August 7, 2001 and revised April 12, 2011, as follows:

Beginning at an iron rod in the southerly margin of West End Avenue, said point being the northwest corner of the property conveyed to Brick House, LLC as evidenced in Deed Book 10,629, page 444, Register's Office for Davidson County, Tennessee ("R.O.D.C., Tn.") and the northeast corner of this tract of

land; thence with a line common to said Brick House, LLC property South 35 degrees 51 minutes 01 seconds East 147.19 feet to an iron rod in the northerly margin of a 15 foot Alley #912; thence, with said Alley South 43 degrees 46 minutes 18 seconds West 66.72 feet to a P.K. nail, said point being the southeast corner of the property conveyed to Spiva/Hill MGMN. & Investment, parcel 169, as evidenced in instrument no. 20010816-0088861 R.O.D.C., Tn.; thence, with common line of this tract and parcel 169, North 31 degrees 33 minutes 22 seconds West 149.64 feet to an iron rod in the southerly margin of West End Avenue; thence, along the southerly margin North 43 degrees 45 minutes 25 seconds East 55.33 feet to the point of beginning, containing 8,835 square feet, or .20 acres more or less.

BEING part of the property conveyed to Spiva/Hill Management and Investment, LLC by deed of record at Instrument No. 20010816-0088860, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2011, a lien but not yet due and payable.

2. Subject to all matters shown on the Plan of Revised Subdivision Plat of West End Avenue Place of record in Plat Book 5210, page 204, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the survey prepared by R. L. Montoya, Land Surveying, Inc., (Job No. 9-2-12), dated April 12, 2011 and executed April 15, 2011.

This is improved property commonly known as 3305 West End Avenue, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 2nd day of June, 2011.

Spiva/Hill Management and Investment, LLC
a Tennessee limited liability company

By: George N. Spiva, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, 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 Chief Manager of Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company, the within named bargainor, and who acknowledged that as such chief manager, he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as chief manager.

WITNESS MY HAND, at office, this 2nd day of June, 2011.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires: 11-28-11

VALERIE J. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

