THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 5740 PAGE 126

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
ACE II, a partnership William A. Shipp, Jr. 20th Floor, One Commerce Place Nashville, TN 37239	Same	148-1; 230

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, C. Richard Treadway (hereinafter, whether one or more, jointly and severally referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto ACE II, a general partnership (hereinafter, whether one or more, jointly and severally referred to as the "Grantee"), and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 2 on the plan of Leslie Hieghts, of record in Book 4955, page 99, Register's Office for said County.
>
> Said Lot No. 2 fronts 49.58 feet on the northerly margin of Wallace Road and extends back 352.82 feet on the easterly line and 350.29 feet on the westerly line to a dead line in the rear, measuring 49.72 feet thereon.
>
> Being part of the same property conveyed to C. Richard Treadway by deed from Centennial Builders, Inc. of record in Book 5345, page 679, Register's Office for said County.
>
> This conveyance is made subject to that certain Deed of Trust of record in Book 5359, page 860, Register's Office for said County.

This is improved property, known as 208 Wallace Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as hereinabove stated. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 30th day of April, 1981.

C. Richard Treadway mo

C. Richard Treadway

05/01 159.00- CHECK

3422

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Peggy McSchoolfield, a Notary Public in and for the County and State aforesaid, personally appeared C. Richard Treadway, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of April, 1981.

Peggy McSchoolfield
Notary Public

My Commission Expires:

10-17-82

The undersigned Jane H. Treadway, spouse of C. Richard Treadway, the Grantor herein, has joined in the execution of this Special Warranty Deed solely to grant, bargain, sell, transfer and convey unto the said Grantee and the said Grantee's (successor), heirs and assigns, all right, title and interest that said spouse may now have or hereinafter acquire in or to the real estate herein conveyed, or any part thereof, as a spouse's elective share of any estate, homestead, or in any other manner, including, but not limited to, all rents, issues and profits that may arise therefrom and the proceeds of any sale thereof.

Jane H. Treadway

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Peggy McSchoolfield, a Notary Public in and for the County and State aforesaid, personally appeared Jane H. Treadway, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of April, 1981.

Peggy McSchoolfield
Notary Public

My Commission Expires:

10-17-82

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5740 PAGE 128

The actual consideration or value whichever is greater, for this transfer is $ 57,500 .

Richard Treadway
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1981.

Peggy Worley
Notary Public

My Commission Expires:

10-17-82

RUSH

G 3 9 9 9 6

T
IDENTIF. REFERENCE

MAY 1 12 46 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5740 PAGE 129

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57500.00-	CO
			149.50	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	159.00-
			3422A05/01/81 DAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 9 9 6

IDENTIF. REFERENCE

MAY 1 12 46 PM '81

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TENN.

No. 819799