Pd 41

WARRANTY DEED

FROM: Joe H. Corley, Grantor

TO: A.C.E., Inc., Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
A. C. E. INC.
P.O. BOX 4335
MADISON, TN. 37115

Send Tax Bills To: Same

Map-Parcel Numbers
42-16-160

Field Book Numbers
11D-15865

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eighty-Five Thousand Dollars ($185,000.00).

Affiant — PRESIDENT, A.C.E. INC.

SUBSCRIBED AND SWORN TO before me, this the 2 day of July, 1985.

Notary Public

My Commission Expires: 1-21-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Joe H. Corley, an individual, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said A.C.E., Inc., Grantee, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee and being Lot No. 20 on the plan of the Douglas-Levine subdivison of record in Book 547, page 44, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated June 12, 1985 and known as Job No. 85-247 as follows:
>
> Beginning at an iron pin set on the northerly margin of Madison Street, said point of beginning being 100.71' more or less westerly from the westerly margin of Douglas Street, thence with the northerly margin of the said Madison Street N 86° 05' 03" W 100.71' to an existing iron pin; thence leaving the said margin and with the common line of Lots 20 and 21 of the said subdivision N 12° 00' 00" E 333.55' to an iron pin; thence leaving Lot 21 S 78° 17' 07" E 100.00' to an

iron; thence with the line of Lot 19 of the said subdivision S 12° 03' 07" W 319.88' to the point of beginning, containing 32622.9 square feet more or less (0.749Ac.±)

Being the same property conveyed to Joe H. Corley by deed of record in Book 5929, page 951, Register's Office of Davidson County, Tennessee.

This is improved property, known as 308 Madison Street, Madison, Tennessee. The above described premises are not the usual residence of the Grantor.

This conveyance is expressly made subject to the lien for 1985 taxes which have been prorated and will be paid by Grantee.

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 Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, 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 whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 2 day of July, 1985.

Joe H. Corley
JOE H. CORLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, JOE H. CORLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires 7-18-87

J 1:8 3 8 8
IDENTIF. REFERENCE
JUL 3 3 58 PM '85
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

WBD/6-19-85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6599 PAGE 15

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

185000.CO- CAMT.
481.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 487.50-
4775A07/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 8 3 8 8

T
IDENTIF. REFERENCE

JUL 3 3 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151055