Prepared By:
NEAL & HARWELL
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Ace Nashville Limited Partnership 333 Jericho Parkway Jericho, NY 11753	Ace Nashville Limited Partnership 333 Jericho Parkway Jericho, NY 11753	Map 149 Parcel 236

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Billie E. Richardson and wife, Charlene L. Richardson, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Ace Nashville Limited Partnership, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

A) Property taxes for 1994, a lien but not yet due and payable.

B) All matters on the plan of record in Plat Book 4887, page 107, said Register's Office.

C) A mutual easement of record in Book 8784, page 375, said Register's Office.

GRANTORS further covenant and bind themselves, their heirs and representatives to warrant and defend the title to the said land to the GRANTEE, its assigns and successors, against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of March, 1994.

Billie C. Richardson

Charlene L. Richardson

ACKNOWLEDGEMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Billie E. Richardson and wife, Charlene L. Richardson, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of March, 1994.

Tammy Turner Fox
Notary Public

My Commission Expires:
1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is zero, the conveyance tax having been previously paid by instrument of record in Book 9270, page 934, R.O.D.C.

Affiant

Sworn to and subscribed before me this 30th day of March, 1994.

Tammy Turner Fox
Notary Public

My Commission Expires:
1-27-96

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EXHIBIT A

A tract of land lying in the Second Civil District of Davidson County, in the City of Nashville, Tennessee, being Lot No. 1, Kay Subdivision, of recording Plat Book 4885, Page 107, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

COMMENCING at iron pin found at the intersection of the southerly right of way line of Rural Road and the westerly right of way line of Murfreesboro Road beside the remains of a concrete highway monument; along the westerly right of way line of said Murfreesboro Road, said iron pin being the northeast corner of Lot No. 2 of said Kay Subdivision, thence, South 42°55'27" East, 194.00 feet to an iron pin set at the northeast corner of said Lot No. 1 and being the POINT OF BEGINNING of the herein described tract; thence,

1. Continuing along said right of way line, South 42°55'27" East, 139.96 feet to an existing rail road spike on the northerly line of Priest Lake Plaza Shopping Center, recorded in Plat Book 4860, Page 35, Revised in Plat Book 5200, Page 30, Register's Office, Davidson County, Tennessee; thence,
2. With said northerly line, South 59°27'12" West, passing the northwest corner of said Priest Lake Shopping Center at 372.60 feet, in all 383.03 feet to an iron pin set on the easterly right of way line of said Rural Road; thence,
3. With said easterly right of way line, North 02°29'24" East, 106.11 feet to an iron pin set; thence,
4. Northerly, with a curve to the right, having a radius of 914.32 feet and a central angle of 03°33'44", an arc length of 56.85 feet, a chord bearing and distance of North 04°16'05" East, 56.84 feet to an iron pin set at the northwest corner of said Lot 1; thence,
5. Leaving said easterly right of way line, North 59°12'58" East, 262.74 feet to an iron pin set; thence, to the POINT OF BEGINNING and containing 1.011 acres, more or less, according to a survey by John O. Spry, RLS#727, 315 Woodland Street, Nashville, TN, said survey being dated March 11, 1994, and being job no. 94-020.

Being the same property conveyed to Billie E. Richardson and wife, Charlene L. Richardson by Billy C. Kay and wife, Leah N. Kay by deed of record in Book 8791, Page 459, Register's Office of Davidson County, Tennessee.

This is improved property known as 2609 Murfreesboro Road, Nashville, Tennessee.

33622
IDENTIFICATION REFERENCE

94 MAR 31 AM 9:29
DAVIDSON COUNTY, TN

PICK-UP

e:\wp2\misc\sexton\exhibit.a

BOOK 9295 PAGE 860



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

RECEIVED OF _____

FOR _____

BOOK 9270 PAGE 943

CV - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MT - 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
			CAMT	
				360000.00
			CON TX	1332.00
			PRFEE	1.00
			MISC	36.00
			TOTAL	1369.00
			CHECK	1369.00
03/07/94	01		14:39 0001	8672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24913 IDENTIF. & REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

No. 764080