NEW PURCHASER:
SEND TAX BILLS TO:
A.C.I. Supply Co., Inc.
1003 First Ave. So.
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY
NATHAN HARSH
LAW OFFICES
GALLATIN, TENNESSEE 37066

TAX MAP-PARCEL NUMBER 93-15349

BOOK 9897 PG 75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND ($90,000.00) DOLLARS, paid and to be paid as hereinafter set forth, I, WILLIAM I. MITCHELL, have this day bargained and sold and by these presents do hereby transfer and convey unto A.C.I. SUPPLY CO., INC., a Tennessee Corporation, its successors and assigns, the following described parcels of land, to-wit:

LAND in Davidson County, Tennessee, BEING LOT NO. 6 and 12 feet off of the north side of LOT NO. 7 in the subdivision of Lots Nos. 7 and 8 on the Plan of University Lots, a plan of which subdivision is of record in Minute Book "C", Page 171, Chancery Court at Nashville, Tennessee.

SAID LOT NO. 6 and the northerly part of Lot No. 7 together front 43 feet on the west side of First Avenue South formerly Maple Street and runs back between parallel lines, 188 feet to an alley.

INCLUDED in the above description but EXCLUDED therefrom is that part of the property acquired by the City of Nashville for street widening purposes.

BEING the same property conveyed to William I. Mitchell, Jesse F. Williams, and Terry L. Poulson by Installment Deed from Machinists Building, Inc., dated July 29, 1981, and of record in Deed Book 5783, Page 691, in the Register's Office of Davidson County, Tennessee.

BY Quitclaim Deed dated January 30, 1982, and of record in Book 9897, Page 71, in the Register's Office of Davidson County, Tennessee, Jesse F. Williams quitclaimed all of his interest in subject property to William I. Mitchell and Terry L. Poulson.

BY Quitclaim Deed dated September 28, 1995, of record in Book 9897, Page 73, in the Register's Office of Davidson County, Tennessee, Terry L. Poulsen aka Terry L. Poulsan aka Terry L. Poulson quitclaimed his interest in subject property to William I. Mitchell.

TO HAVE AND TO HOLD the above described parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said A.C.I. SUPPLY, INC., its successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said parcels of land, that I have a good right to convey same, and that the same are unencumbered, EXCEPT for applicable building and zoning regulations and permits, all visible easements, restrictions of record, if any, and 1995 real estate taxes which are to be prorated.

BOOK 9897 PG 76

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said parcels of land, unto the said A.C.I. SUPPLY CO., INC., its successors and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

OF SAID CONSIDERATION of NINETY THOUSAND ($90,000.00) DOLLARS, the sum of ONE THOUSAND ($1,000.00) DOLLARS has this date been paid in cash, the receipt of which is hereby acknowledged, and for the balance of said consideration of EIGHTY-NINE THOUSAND ($89,000.00) DOLLARS, the said A.C.I. SUPPLY CO., INC. has this day executed and delivered its promissory notes of even date herewith which total said sum, payable to the order of WILLIAM I. MITCHELL, secured by a deed of trust of even date executed by said GRANTEE.

GRANTOR warrants that at the time of the execution of this Warranty Deed subject property is not his principal residence nor that of his spouse.

THIS DOCUMENT PREPARED FROM INFORMATION FURNISHED BY THE

GRANTOR AND NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE TO ASCERTAIN OWNERSHIP OR STATUS OF TITLE.

POSSESSION with deed.

WITNESS my hand this 3rd day of November, 1995.

William I. Mitchell
WILLIAM I. MITCHELL

BOOK 9897 PG 77

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM I. MITCHELL, the bargainor, with whom I am personally acquainted (or proved to me his identity 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 Gallatin, Tennessee, this the 3rd day of November, 1995.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 10-7-98

OATH

1089 12/22 0101 03CHECK 346.00

STATE OF TENNESSEE

COUNTY OF SUMNER

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SWORN TO and subscribed before me,

this the 3rd day of November, 1995.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

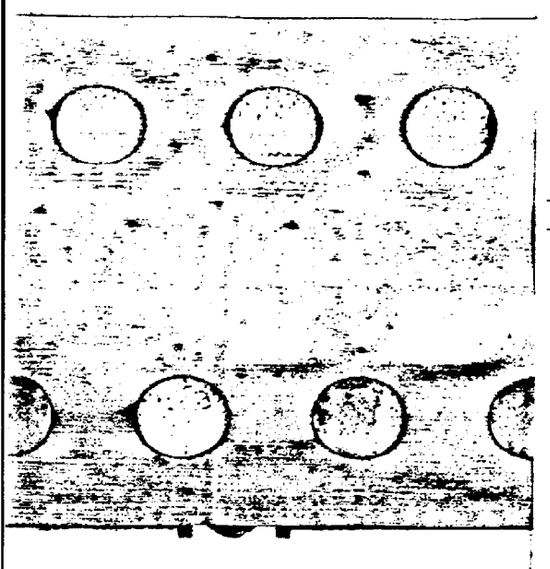
MY COMMISSION EXPIRES: 10-7-98

MAIL ENV.

95 DEC 22 AM 9:41
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
0134615





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 78

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
			CAMT	90000.00
			CON TX	333.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	346.00
			CHECK	346.00
12/22/95	01		09:42 0001	1089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134615
IDENTIF. ↑ REFERENCE

95 DEC 22 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989492