2613

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| ACU1, LLC | | |
| P.O. Box 210349 | NEW OWNER | Map 083-010 |
| Nashville, TN 37221 | | Parcel 453.00 |

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Kim L. Rounion, Trustee with full power to sell and convey (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto ACU1, LLC, a Tennessee Limited Liability Company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Lots 10 thru 13, Granada Place, of record in Book 6200, page 514, Register's Office for said County.**

**Said Lot No. 13 fronts 145.03 feet on the northwesterly curve of Granada Court and extends back 66.60 feet on the westerly line and 75.72 feet on the northerly line to a dead line in the rear, measuring 30.40 feet thereon.**

**Being the same property conveyed to Kim L. Rounion, Trustee by Warranty Deed from Hassan Vejdani Jahromi and brother, Mansoor Vejdani Jahromi of record in Book 10149, Page 687, Register's Office for Davidson County, Tennessee.**

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1013 Granada Court, Nashville, Tennessee 37206.

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**The actual consideration or value, whichever is greater for this transfer is $38,000.00.**

**Affiant**

**Subscribed and sworn to before me this 25th day of July, 1996.**

**Notary Public**

**My Commission Expires** 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's 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 except as set forth hereinabove.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 25th day of July, 1996.

Kim L. Rounion as Trustee
**Kim L. Rounion, Trustee**
**with full power to sell and convey**
**without joinder of any beneficiary**

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kim L. Rounion, Trustee,** the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of July, 1996.**

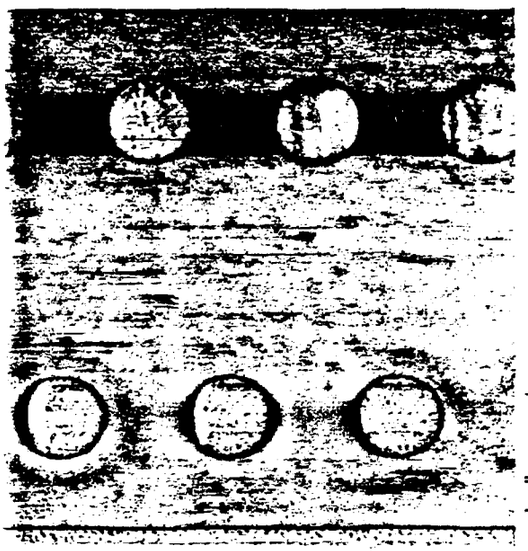
NOTARY PUBLIC

**My Commission Expires:** 1-24-98

02 13252
IDENTIF. # REFERENCE

96 AUG -9 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5642 08/09 0101 03CHECK 149.60





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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 520

| | | |
|---|---|---|
| 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 38000.00 |
| | | | | CON TX 140.60 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 149.60 |
| | | | | CHECK 149.60 |
| 08/09/96 | 01 | | | 14:17 0001 5642 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 13252 IDENTIF. ↑ REFERENCE

96 AUG -9 PM 2:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No.** 1018239