Prepared by
Centennial Title Company, Inc.
39 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1148

BOOK 10467 PG 928

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen L. Schumacher, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **AC Properties, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Green Hills Subdivision, as of record in Book 547, Page 128, Register's Office for said County.

Said Lot No. 63 fronts 138 feet on the easterly margin of Observatory Drive and extends back 162.5 feet on the southerly line and 162.5 feet on the northerly line to a point, said lot being triangular in shape.

Being the same property conveyed to Karen L. Schumacher by deed from Clyde E. Easter and wife, Ethel S. Easter and Phillip H. Price and wife, Andrea O. Price of record in Book 5126, Page 810, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 1611 Observatory Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 1997

0308984
IDENTIF. & REFERENCE

97 MAY 27 PM 4:00
FELIA A. WILSON REGISTER
DAVIDSON COUNTY, TN.

Karen L. Schumacher by Penny Teselle Att. in fact

Karen L. Schumacher by Penny Teselle
Attorney-in-Fact

BOOK 10467 PG 929

State of Tennessee)
County of Davidson)

On this the 23rd day of May, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Karen L. Schumacher by Penny Teselle, Attorney-in-Fact**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

5541 05/27 0101 03CHECK 630.60

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$168,000.00**.

Affiant

Sworn and subscribed before me on this the 23rd day of May, 1997.

Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
AC Properties, LLC **1611 Observatory Drive** **Nashville, TN 37215**	**same**	**117-15-125**

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10467 PG 930

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	
				168000.00
			CON TX	621.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	630.60
			CHECK	630.60
05/27/97	01		16:01 0001	5541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308984 IDENTIF. # REFERENCE

97 MAY 27 PM 4:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. [illegible]