This deed is being re-recorded to insert the correct Map and parcel number which was previously listed incorrectly. 26

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| ACU1, LLC<br>P.O. Box 210349<br>Nashville, TN 37221 | NEW OWNER | Map ~~071-K-11~~ 082-<br>Parcel ~~XXXXX~~ 160<br>392.00 |

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

BOOK 10063 PG 115

**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 Corporation (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:

**Being Lot No. 250 on the map of Williams' Addition to Edgefield, now East Nashville, as of record in Book 21, Page 60, Register's Office for said County.**

**Said Lot No. 250 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 175 feet to an alley.**

**Being the same property conveyed to Kim L. Rounion, Trustee by Warranty Deed from Michael L. Singleton of record in Book 10063, Page 112, 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 810 Shelby Avenue, Nashville, Tennessee 37206.

The property herein is specifically conveyed subject to the right of Dayton Smith, brother of Jennie Smith House, to occupy such property as his residence without cost at any time during his natural life upon thirty days written notice to grantee herein, which right is specifically reserved by grantor.

RE-RECORD BOOK 10544 PG 56

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

**The actual consideration or value, whichever is greater for this transfer is $19,000.00.**

**Affiant**

**Subscribed and sworn to before me this 24th day of May, 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 24th day of May, 1996.

RE-RECORD

BOOK 10544 PG 57

Kim L. Rounion, Trustee

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

6049 05/28 0101 03CHECK 79.30

**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 24th day of May, 1996.**

NOTARY PUBLIC

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

0185849
IDENTIF. & REFERENCE

96 MAY 28 PM 3:23
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9307 07/28 0101 03CHECK 8.00

0330688
IDENTIF. & REFERENCE

RE-RECORD

97 JUL 28 AM 11:13
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.