BOOK 10590 PG 458

BOX 17

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
ACU II, LLC	Same	71-14-242
P.O. Box 210349		71-14-256
Nashville, TN 37221		71-14-67.01
		71-14-250
		71-14-249
		71-14-103
		71-14-96

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged

W. J. Lewis and wife, Louise Lewis

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

ACU II, LLC

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Parcel 242 & 256 (1202)
A tract or parcel of land in Davidson County, Tennessee, being Lot Nos. 7 and 50 on the map of J. P. Haynie's Subdivision, called Gladstone Addition, as of record in Book 161, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 40 feet, more or less, on the westerly side of Whites Creek Pike and runs back 150 feet on the northerly line and 148 feet on the southerly line, to an alley, measuring 40 feet, more or less, thereon.

Said Lot No. 50 fronts 40 feet, more or less, on the easterly side of Spurgeon Street and runs back between parallel lines 125 feet, more or less, to an alley.

Being the same property conveyed to Warren J. Lewis and wife, Louise Lewis by deed from Angelean Strange and husband Aubrey Strange of record in Book 8289, page 560, Register's Office for Davidson County, Tennessee.

Parcel 67.01 (1205B)
A tract of land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, a short distance from the corporate limits of Nashville, described as follows:

Beginning at a stake in an old fence line, being the west line of Lot No. 2, on the Plan of the Gibson Lands, a plan of which is of record in Minute Book "P", page 679, Office of the County Court Clerk for said County, said point being North 3 1/2 deg. East 179.5 feet from an iron spike set in the center line of Whites Creek Pike, said stake also being the northeast corner of a tract conveyed to Walter R. Cook by deed from W. L. Bainbridge, Sr., Trustee, of recent date; thence along the west line of Lot No. 2 above mentioned, being the property now owned by Joe Williams North 3 1/2 deg. East 180.5 feet to a stone wall, being in the east line of the property of Mrs. Mary A. Blanchard; thence along Blanchard's east line and along the east line of an old fence, southwesterly to a spike at Mrs. Blanchard's southeast corner, in the center line of Whites Creek Pike; thence along the center line of said Whites Creek Pike, southeasterly 11 feet to another iron spike, being the said Cook's west line, North 12 deg. 12' East, parallel to and 9.5 feet east of Mrs. Mary A. Blanchard's east line, 142 feet to an

iron pin; thence south 86 1/2 deg. east 43.2 feet to the point of beginning.

Being the same property conveyed to W. J. Lewis and wife, Louise Lewis by deed from Frank Gilbert Bale and James Edward Bale and Donald Ray Bale of record in Book 8506, page 671, Register's Office for Davidson County, Tennessee.

Parcel 250 (1216)
Being the east 18 feet of Lot No. 15 and the west 32 feet of Lot No. 14 on the map of J. B. Haynie's Gladstone Addition, as of record in Book 161, pages 10 and 11, Register's Office for said County.

Said parts of said lots front together 50 feet on the southerly side of Whites Creek Pike and runs back between lines, 154 feet more or less on the easterly line and 156 1/2 feet on the westerly line, to an alley on which they measure 50 feet.

Being the same property conveyed to W. J. Lewis and wife, Louise Lewis by deed from Anne Cosby and Earl Cosby of record in Book 7744, page 528, Register's Office for Davidson County, Tennessee.

Parcel 249 (1218)
Land in Davidson County, Tennessee, being Lot No. 16 and the northwesterly 22 feet of Lot No. 15 on the Map of J. B. Haynie's Gladstone Addition, of record in Book 161, page 10 and 11 Register's Office for said County, described as follows:

Beginning at the southeast corner of the Whites Creek Pike and Vashti Street, being the northwest corner of Lot No. 16; thence with the southwesterly margin of Whites Creek Pike, southeasterly 62 feet; thence southwesterly through Lot No. 15, 156 1/2 feet more or less to the northeasterly margin of an alley; thence with the margin of said alley, northeasterly 62 feet to the southeasterly margin of Vashti Street; thence with said street, northeasterly 157 feet to the point of beginning.

Being the same property conveyed to W. J. Lewis and wife, Louise Lewis by deed from Terrence Bochte, Administrator of the Estate of Nancy M. Henderson, deceased, and Mavis Lawtey, sole heir and beneficiary of the decedent of record in Book 10254, page 969, Register's Office for Davidson County, Tennessee.

Parcel 103 (1311)
Being part of the old Toll Gate Lot in the 12th (old 17th) Civil District of said County, and on the north side of White's Creek Pike, beginning at a point in the center of said pike, same being the southeast corner of 47.7 feet of ground, conveyed to J. B. Linder by deed from W. G. Bush recorded in Book 411, page 306, Register's Office for said County; running thence with the center of said pike, westerly 57 feet, more or less, to a point; thence northerly between parallel lines, the easterly line being the easterly line of said 47.7 feet tract herein mentioned, 216 feet, more or less, to a dead line, and being the easterly part of the tract conveyed to W. H. Pilkerton and wife, Daisy B. Pilkerton, by deed from Nathan S. Hertzka and wife, as of record in Book 747, page 172 said Register's Office.

Being the same property conveyed to W. J. Lewis and wife, Louise Lewis by deed from Michael Wayne Vaughn and wife, Deborah Vaughn of record in Book 9610, page 781, Register's Office for Davidson County, Tennessee.

Parcel 96 (1325)
A lot or tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of the old toll gate lot, and the south end of Lot No. 28 on the plan of Weakley and Dobbs' Subdivision of Lot No. 17, in Brooklyn as of record in Plat Book 57, page 126, Register's Office for Davidson County, described as follows:

Beginning on the northerly margin of White's Creek Pike 300 feet easterly from the easterly margin of Weakley Avenue, being the V. G. Weakley's southeast corner, thence northerly with his east line 150 feet to the southerly margin of a proposed alley; thence with said margin easterly 50 feet to the east line of Lot No. 28, thence southerly parallel with the first line 150 feet to the northerly margin of said pike; thence with said margin westerly 50 feet to the east line

of said Lot No. 28; thence southerly parallel with the first line 150 feet to the northerly margin of said Pike; thence with said margin westerly 50 feet to the beginning.

Being the same property conveyed to W. J. Lewis and wife, Louise S. Lewis by deed from Leana Roberta Bryant of record in Book 10433, page 901, Register's Office for Davidson County, Tennessee.

W. J. Lewis and Warren J. Lewis are one and the same person. Louise Lewis and Louise S. Lewis are one and the same person.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1997 are prorated and assumed by the Grantee herein.

The legal descriptions are the same as the previous deed of record.

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(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and defend title 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 our hands this 29 day of August, 1997.

W. J. LEWIS

LOUISE LEWIS

97 SEP -2 PM 2:47

REGISTER

IDENTIF. & REFERENCE

0343635

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. J. Lewis and wife, Louise Lewis, 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 official seal at Nashville, Tennessee, this 29th day of August, 1997.

My Commission Expires:
5-27-01

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

3415 09/02 0101 03CHECK 712.30

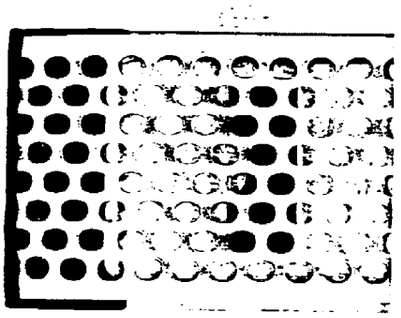
The actual consideration or value whichever is greater, for this transfer is $189,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of August, 1997.

My Commission Expires:
5-27-01

NOTARY PUBLIC



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

RECEIVED OF _____

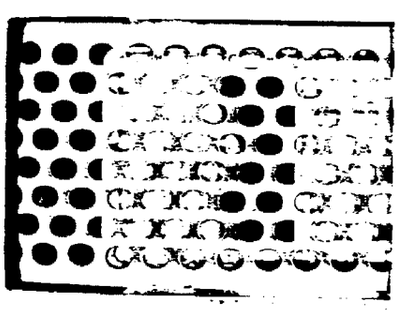
FOR _____

BOOK 10590 PG 461

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	
				189000.00
			CON TX	699.30
			PRFEE	1.00
			WDEED	12.00
			TOTAL	712.30
			CHECK	712.30
09/02/97	01		14:49 0001	3415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0343635
IDENTIF. # REFERENCE

97 SEP -2 PM 2:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 119201