This instrument prepared by:
MARCY S. HARDEE, Attorney
JONES & HARDEE
339 Main Street
Franklin, TN 37064

Mail

BOOK 10981 PG 886

NEW OWNER:
ACU II, LLC
231 Miles Manor Court
Franklin, TN 37064

SEND TAX BILL TO:
Same

MAP & PARCEL:
083-06-0-378.00 and
083-06-0-413.00

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 considerations, the receipt of which is hereby acknowledged, **NORINE ALLEN a/k/a NORINE C. ALLEN, unmarried**, Grantor, has bargained and sold and by these presents does transfer and convey unto **ACU II, LLC**, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Parcel 1:

Being Lot No. 7 on the Resubdivision of a part of Lot 9, W.L. Horn's Spout Spring addition, of record in Book 5200, page 211, Register's Office for said County.

Said Lot No. 7 fronts 95.0 feet on the southerly margin of Eastland Avenue and extends back between parallel lines, 150.00 feet to a line in the rear on which it measures 94.65 feet.

Being the same property conveyed to Norine Allen by deed from John S. DuVal, III and wife, Barbara A. DuVal, of record in Book 7707, page 320, Register's Office of Davidson County, Tennessee.

Parcel 2:

Land in Davidson County, Tennessee, being Reserved Parcel "A", on the Plan of the Resubdivision of a Part of Lot 9, W.L. Horn's Spout Spring Addition, as of record in Book 5200, page 211, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Norine C. Allen, unmarried, by deed from Anil Gupta and wife, Venna K. Gupta of record in Book 10414, page 361, Register's Office of Davidson County, Tennessee.

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, its heirs and assigns, forever;

AND GRANTOR does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

1. 1998 County property taxes are a liens, but not yet due and payable.

2. All matters appearing on the Plan of record in Plat Book 5200, page 211. RODC, TN.

3. Subject to any and all easements on and across subject property.

4. Subject to notes on Plan of record.

5. If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to provisions of TCA 67-607, et seq. (Parcel 2 only.)

6. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTOR DOES FURTHER covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

This property is known as: Parcel 1 - 1818 Eastland Avenue, Nashville, TN; Parcel 2 - unimproved property located on Eastland Avenue, Nashville, TN.

WITNESS OUR HANDS this 16th day of June, 1998, in Franklin, Tennessee.

Norine C. Allen
NORINE C. ALLEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Norine C. Allen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as her free act and deed.

Witness my hand and seal this 16th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 3/25/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Sworn to and subscribed before me this 16th day of June, 1998.

NOTARY PUBLIC

My commission expires: 3/25/2001

73639800/mh/ch
ch/ACUIIEastland.war

2400 06/18 0101 03CHECK 379.00

98 JUN 18 AM 9:36
REGISTER
DAVIDSON COUNTY, TN.

0452040
IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10981 PG 888

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
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

06/18/98 01 09:25:00 0001 2400
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452040
IDENTIF. & REFERENCE

8 JUN 18 AM 9:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1308246