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

mail

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

SEND TAX BILL TO:
Same

MAP & PARCEL:
083-06-0-259.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAM J. GROOM and wife, DOROTHY D. GROOM**, (being one and the same as William J. Grooms and wife, Dorothy D. Grooms) Grantors, have bargained and sold and by these presents does transfer and convey unto **ACU II, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the southeasterly portion of Lot No. 39 on the Plan of Olivia W. Sharpe's Addition to Nashville, of record in Book 332, page 17, Register's Office for said County.
>
> Said property which is a corner lot, fronts 49 feet on the westerly margin of Chapel Avenue and fronts 160 feet on the northerly margin of Eastland Avenue and extends back 140 feet on the northerly line and 45 feet, more or less, on the westerly line to a point of intersection.
>
> Being the same property conveyed to William J. Grooms and wife, Dorothy D. Grooms by deed from First American National Bank of record in Book 8355, page 433, 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 GRANTORS do covenant with the said Grantee that they 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;

1. 1998 County property taxes are a liens, but not yet due and payable, with said taxes being prorated and Seller giving credit to Buyer.
2. All matters appearing on the Plan of record in Book 332, page 17, RODC, TN.
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8995, page 721, RODC, TN.
4. Subject to notes on Plan of record.
5. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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 701 Chapel Ave., Nashville, TN 37206.

WITNESS OUR HANDS this 15th day of July, 1998, in Franklin, Tennessee.

William J. Grooms
WILLIAM J. GROOMS

Dorothy D. Grooms
DOROTHY D. GROOMS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **William J. Grooms and Dorothy D. Grooms**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 15th day of July, 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 $55,000.00

AFFIANT

Sworn to and subscribed before me this 15th day of July, 1998.

NOTARY PUBLIC

My commission expires: 3-25-2001

0463755

98 JUL 17 PM 12:58

4951 07/17 0101 03CHECK 214.50

7443.9800/tj/ch
ch/ACUIIgrooms.war

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

RECEIVED OF _____

FOR _____

BOOK 11025 PAGE 97

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 55000.00
CON TX 203.50
PRFEE 1.00
~~MDEED 8.00~~
~~DFEE 2.00~~
TOTAL 214.50
CHECK 214.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/17/98 01 13:00 0001 4951

98 JUL 17 PM 12:58

0463755
IDENTIF. & REFERENCE

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

No.1320634