BOOK 11276 PAGE 681

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $108,000.00

James E. Anderson Jr.
Affiant

Subscribed and sworn to before me, this 23rd day of December, 1998.

Samuel F. Anderson
Notary Public

My commission expires 3/24/01

Address of New Owner:	Send Tax Bills to:	Tax Information
ACU II, L.L.C. P.O. Box 210349 Nashville, TN 37221	Same	Map Parcel 83-9-237

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Smitty O. Carter and wife, Rebecca P. Carter, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto ACU II, L.L.C., a Tennessee Limited Liability Company, hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson county, Tennessee, being Lot No. 16 and the easterly 5 feet of Lot No. 15 on the Plan of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 and the easterly 5 feet of Lot No. 15 front together 55 feet on the northerly side of Holy Street, formerly Elm Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Smitty O. Carter and wife, Rebecca P. Carter by deed from James F. Joines and wife, Rose Marie Joines of record in Book 6998, page 25, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1103 Holly Street, Nashville, TN 37206.

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 successors and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their successors and assigns, against the lawful claims of all persons whomsoever.

98 DEC 31 PM 1:12
REGISTER
DAVIDSON COUNTY, TN.

0531426
IDENTIF. ↑ REFERENCE

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 my hand this 23rd day of December, 1998

Smitty O. Carter

Rebecca P. Carter

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 Smitty O. Carter and wife, Rebecca P. Carter, the bargainor(s), 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.

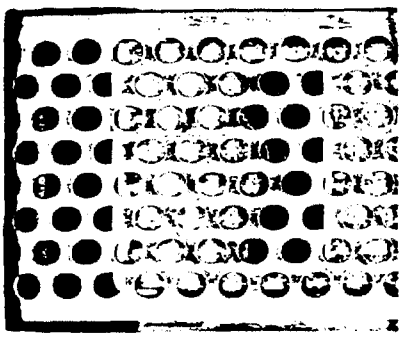
Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 1998.

Notary Public

My Commission expires: 3/24/01

NOTARY PUBLIC AT LARGE

723: 17/31 0101 03DEC98 $10.00



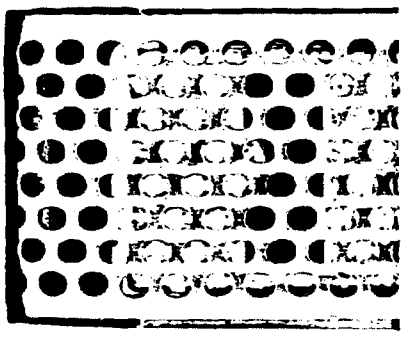
OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11276 PAGE 683

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE



0531426
IDENTIF. # REFERENCE

98 DEC 31 PM 1:12
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

12/31/98 CC 10:17 0101 7123

RECEIPT
REGISTER
CFEE
TOTAL
CHECK

10FEE 2.00
CC 10 399.60
PRFEE 1.00
REGIST 8.00
CFEE 2.00
TOTAL 410.60
CHECK 410.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404429

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED