WARRANTY DEED

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March 2002

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/03/02 15:47 2pgs
Fees:13.00 Taxes:536.50

20020403-0040733

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred J. Grgich	SAME	83-6 #259.00
(NAME)	(NAME)	
701 Chapel Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James Edward Underwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred J. Grgich and Gerald E. Martin, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF 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, as 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 ACU II, LLC, by deed from William J. Groom and wife, Dorothy D. Groom of record in Book 11025, page 95, Register's Office for Davidson County, Tennessee. ACU II, LLC having been dissolved by Article of Termination of record in Instrument No. 19991229-0308477 and James Edward Underwood is successor to all of the assets of ACU II, LLC by instrument of record in Instrument No. 19991229-0308474, said Register's Office.

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

And I, Camille Underwood, wife of James Edward Underwood, join in the execution of this instrument for the purpose of tranferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 701 Chapel Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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 my/our hand s this 29th day of March 2002

James Edward Underwood
by: S. Westbrook, Atty in fact

Camille Underwood
by: S. Westbrook, Atty in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid personally appeared Larry N. Westbrook, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Edward Underwood and Camille Underwood, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said James Edward Underwood and Camille Underwood.

Witness my hand and seal at office this 29th day of March, 2002.

_____
Notary Public - Lee E. Cranford

My Commission Expires: January 31, 2004