BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/29/02 16:05 2pgs
Fees:13.00 Taxes:484.70
20020829-0104998

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
Douglas T. Wilkening (NAME)	SunTrust Bank (NAME)	72-14/191.00
1413 Douglas Avenue (ADDRESS)	P.O. Box 305110 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, as successor in interest to ACU I, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas T. Wilkening, 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:

Being the southwesterly part of Lot No. 41 on the Plan H.M. Doak's Subdivision of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers, Surveyors, March 9, 1956, as follows:

Beginning on the northerly margin of Douglas Avenue and the corner of Lots 40 and 41; thence with the line between said two lots, N 3 deg.00'E, 200.3 feet to the southwest corner of the property conveyed to Ethel Hunter by Deed from Mary E. Griffith, et al, of record in Book 2543, Page 482, said Register's Office; thence with said Hunter's southern boundary line N 84 deg.10'E, 51 feet, more or less, to a point in the western boundary line of the property conveyed to Henry A. Dillon and wife, Bertie S. Dillon, by deed from Mary T. Harden, et al, of record in Book 1417, Page 675, said Register's Office; thence with said Dillon's western boundary line southwardly 210 feet, more or less, to the northerly margin of Douglas Avenue; thence with the same westwardly 50 feet to the beginning.

Being part of the same property conveyed to ACU I, LLC, a Tennessee limited liability compnay by Quitclaim Deed from Ed Underwood of record in Book 9947, Page 875 and as conveyed to James Edward Underwood, as successor in interest to ACU I, LLC by Instrument of record in Instrument No. 19991229-0308475, and Instrument No. 19991229-0308476, Register's Office for Davidson County, Tennessee.

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 transferring and conveying all right, title and interest in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 1413 Douglas 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 26th day of August, 2002

James Edward Underwood, as successor in interest to ACU I, LLC
By:

Camille Underwood

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 James Edward Underwood, as successor in interest to ACU I, LLC and Camille Underwood

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 26th day of August.

Commission expires April 23, 2005

Notary Public

WILLIAMSON COUNTY, TN NOTARY PUBLIC AT LARGE

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