**[ADDRESS NEW OWNER:]** **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

| | | |
|---|---|---|
| March Egerton | New Owner | Map 083-06-0 |
| 4030 Brush Hill Road | | Parcels 378.00 & 413.00 |
| Nashville, TN 37216 | | 26b 11090 |

**This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205**

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **ACU II, LLC, a Tennessee Limited Company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **March Egerton, a married person** (The Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Parcel 1:**

**Land in Davidson County, Tennessee, 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 year on which it measures 94.65 feet.**

**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 ACU, II, LLC, by deed from Norine Allen a/k/a Norine C. Allen, unmarried, of record in Book 10981, page 886, said Register's Office.**

Davidson County DEEDWARR
Recvd: 11/12/02 11:11 3pgs
Fees:18.00 Taxes:925.00
20021112-0139720

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 5200, page 211, said Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 3527, page 517, said Register's Office for Davidson County, Tennessee.

This is improved and unimproved property commonly known as 1818 Eastland Avenue, Map 083-06-0, Parcels 378.00 and 413.00, Nashville, Tennessee 37206.

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**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $250,000.00.**

Marsh Eight
**Affiant**

**Subscribed and sworn to before me this 5th day of November, 2002.**

Barbara Kemp
**Notary Public**

**My Commission Expires:** 05/28/03

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of November, 2002.

**ACU II, LLC, a Tennessee Limited Liability Company**

**By:** _____
**Ed Underwood**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ed Underwood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chair Manager of ACU II, LLC, a Tennessee limited liability company and that he as such Chair Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chair Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of **November,** 2002.

_____
Notary Public

My Commission Expires: 08/28/03