SEND TAX BILL:
American Commercial
Industrial Electric, LLC
1110 Foster Ave.
Nashville, TN 37210

PROPERTY OWNER:
American Commercial
Industrial Electric, LLC
1110 Foster Ave.
Nashville, TN 37210

MAP: 106-06-0
PARCEL: 076.00

BILL GARRETT, Davidson County
Trans: T20100072435 DEEDWARR
Recvd: 11/16/10 08:54 2 pgs
Fees: 13.00 Taxes: 1942.50
20101116-0091505

FROM: **A.E. Finley & Associates of Tennessee, Inc.**

TO: **American Commercial Industrial Electric, LLC**

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A.E. Finley & Associates of Tennessee, Inc.**hereby sell(s), transfer(s) and convey(s) unto **American Commercial Industrial Electric, LLC** and the said party's heirs and assigns, a certain tract or parcel of real estate, lying and being in the 6th Civil District of Davidson County, Tennessee, and being more particularly bounded and described as follows, to-wit:

SITUATED in District Six (6) of Davidson County, Tennessee, and being known and designated as Lot No. 4 in the Grayson Industrial Park as shown by plat of record in Plat Book 3842, page 131, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the Eastern right of way line of Foster Avenue, said iron pin located at the intersection of the former Southern right of way line of the Louisville and Ashville Railroad Company with the Eastern right of way line of Foster Avenue, and now designating the common corner with property of B.R. Chapman as set forth in Deed Book 7930, page 754; thence leaving Foster Avenue North 69 deg. 22 min. 00 sec. East, 45.57 feet to an iron pin; thence North 87 deg. 20 min. 39 sec. East, 309.47 feet to an iron pin; thence South 2 deg. 39 min. 00 sec. West, 342.90 feet to an iron pin; thence North 87 deg. 21 min. 00 sec. West, 350 feet to an iron pin in the Eastern right of way line of Foster Avenue; thence along the Eastern right of way line of Foster Avenue, North 2 deg. 39 min. 00 sec. East, 296.27 feet to an iron pin, the point of BEGINNING, according to survey of H & H Land Surveying, Inc. dated February 10, 1993, and bearing job no. 93-022.

Being the same property conveyed to A.E. FINLEY & ASSOCIATES OF TENNESSEE, INC. by Deed from CYNTHIA COLEMAN STANDARD, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY R. COLEMAN, dated 3-8-93 and recorded 4-1-93 in Book 8903 at page 444, in the Register's Office for DAVIDSON County, Tennessee

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said **American Commercial Industrial Electric, LLC**, and said party's heirs and assigns, forever in fee simple.

A.E. Finley & Associates of Tennessee, Inc. covenant(s) that said party is lawfully seized and possessed of the above described tract of real estate; that said party has a good and lawful right to sell and convey the same; and that the same is free and unencumbered.

A.E. Finley & Associates of Tennessee, Inc. covenant(s) and bind(s) said party, and the party's heirs and representatives, to forever warrant and defend the title to the above described tract of real estate unto **American Commercial Industrial Electric, LLC**, and said party's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 10 day of November, 2010.

A.E. FINLEY & ASSOCIATES OF TENNESSEE, INC.

BY: W E Alford chairman
William E. Alford, Chairman

STATE OF TENNESSEE
COUNTY OF BEDFORD

Before me, Philip Calahan of the state and county aforesaid, personally appeared William E. Alford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged to be **Chairman** of the **A.E. FINLEY & ASSOCIATES OF TENNESSEE, INC.** the within named bargainor, a corporation, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

Witness my hand and seal, at office in Shelbyville, Tennessee, this 10 day of November, 2010.

Notary Public: Philip Calahan

My Commission Expires: 10/11/2011

PHILIP CALAHAN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $525,000 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 10 day of November, 2010.

Notary Public or Register

My Commission Expires: 10/11/2011

A:re/DED.AmericanComm

PHILIP CALAHAN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY