BILL GARRETT, Davidson County
Trans:T20120054113 DEEDWARR
Recvd: 07/24/12 08:54 2 pgs
Fees:13.00 Taxes:1909.20
20120724-0064775

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
928 Jackson Street
Manchester, TN 37355

STATE OF TENNESSEE
COUNTY OF COFFEE

The actual consideration or value, whichever is greater is $ 516,000.00

Affiant

Subscribed and sworn before me this the 16 of July, 2012.

Notary Public
My commission expires: 7/20/15

PHILIP CALAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Billy Joe Belew, Jr. Zeljko Stojadinovic 1110 Foster Ave. Nashville, TN 37210	New Owner	106-6-76

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **American Commercial Industrial Electric, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Billy Joe Belew, Jr. and Zeljko Stojadinovic, as tenants in common**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in ~~Coffee~~ Davidson County, State of Tennessee, described as follows:

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 American Commercial Industrial Electric, LLC from A.E. Finley & Associates of Tennessee, Inc. by deed dated October 10, 2010 of record as Instrument No. 20101116-0091505, Register's Office of Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 1110 Foster Ave. Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16 of July, 2012

American Commercial Industrial Electric, LLC

Billy Joe Belew, Jr., Vice-President

Zeljko Stojadinovic, Vice-Chief Manager

STATE OF TENNESSEE
COUNTY OF COFFEE

Before me, the undersigned authority, Philip Calahan, a Notary Public in and for the State and County aforesaid, personally appeared Billy Joe Belew, Jr., 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 Vice-President of American Commercial Industrial Electric, LLC, the within named bargainor, and that he as such Vice-President, executed the within instrument for the purposes therein contained by signing the name of the aforesaid Limited Liability Company, by himself as such Vice-President.

Witness my hand and official seal at Manchester, Tennessee, on this the 16 day of July, 2012.

My commission expires: 7/20/15

Notary

PHILIP CALAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF COFFEE

Before me, the undersigned authority, Philip Calahan, a Notary Public in and for the State and County aforesaid, personally appeared Zeljko Stojadinovic, 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 Vice-Chief Manager of American Commercial Industrial Electric, LLC, the within named bargainor, and that he as such Vice-Chief Manager, executed the within instrument for the purposes therein contained by signing the name of the aforesaid Limited Liability Company, by himself as such Vice-Chief Manager.

Witness my hand and official seal at Manchester, Tennessee, on this the 16 day of July, 2012.

My commission expires: 7/20/15

Notary

PHILIP CALAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY