STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

148-00-0-191.00

LIMITED WARRANTY DEED

For and in consideration of the Ten Dollars ($10.00) and in accordance with that certain Agreement dated as of July 1, 1989, for the complete liquidation of Grantee's interest in MILLER, LTD., an Alabama limited partnership, the receipt and sufficiency of which are hereby acknowledged, MILLER, LTD., an Alabama limited partnership (hereinafter called "Grantor"), has bargained and sold, and by these presents does transfer and convey unto John R. Miller, Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit "A," attached hereto and by this reference made a part hereof. This conveyance is made subject to all leases, easements, covenants, restrictions and encumbrances of record including, without limitation, that certain Lease more particularly described in Exhibit "B" attached hereto and by this reference made a part hereof.

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

AND Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

WITNESS the hand and seal of Grantor as of July 1, 1989.

WITNESSES:

Teresa M Bailey

MILLER, LTD., an Alabama limited partnership

By: J R Miller III
John Richard Miller, III
General Partner

9024 03/02 0101 03CHECK 77.35

STATE OF ALABAMA)

COUNTY OF Escambia)

Personally appeared before me Dorothy L. Lewis, a Notary Public in and for said County and State, the within named John Richard Miller, III, as a General Partner of MILLER, LTD., an Alabama limited partnership, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal at Brewton, Alabama, this 1st day of December, 1989.

Dorothy L. Lewis
Notary Public

My Commission Expires: 12-07-89

Address of New Owner:

John R. Miller, Jr.
P.O. Box 436
Brewton, AL 36427

0608o

Send Tax Bills to:
John R. Miller, Jr.
P.O. Box 436
Brewton, AL 36427

STATE OF ALABAMA)

COUNTY OF Escambia)

The actual consideration or value, whichever is greater, for this transfer, is $ 19,500 .

Affiant

Subscribed and sworn to me
this 1st day of December
1989.

Notary Public

My Commission Expires:
12-07-89

THIS INSTRUMENT PREPARED BY:
William R. Sylvester
Berkowitz, Lefkovits, Isom & Kushner
1100 Financial Center
Birmingham, Alabama 35203

06080

0 7 9 1 3

IDENTIF. REFERENCE

MAR 2 2 18 PM '90

DAVIDSON COUNTY TN.

EXHIBIT "A"

All that tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows:

Lot 3 on the Revised Plat of Reserved Parcel B, Haywood Development as of record in Book 5050, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a State Highway R.O.W. Monument in the North margin of Haywood Lane, said point being S 69° 29' 26" W, 188.18' from the Northwest Intersection of Haywood Lane and the return radius of Bakertown Road;

Thence, with said Lane S 88° 54' 40" W, 37.2' to the point;

Thence, leaving said R.O.W. N 25° 26' 26" W, 296.18' to a point;

Thence, along the South margin of an ingress-egress easement, N 40° 26' 25" E, 93.13' to a point 100' Westerly from Bakertown Road;

Thence, S 25° 26' 26" E, 354.0' to a point in the North margin of Haywood Lane;

Thence, with said Lane, S 69° 29' 26" W, 51.3' to the point of beginning;

Containing 0.64 acres (28,050 Sq.Ft.) More or Less.

Together with a nonexclusive 25-foot wide easement for ingress and egress to the above described property from Bakertown Road, lying adjacent to the northwesterly boundary of said property. Said easement shall include the right to install utilities within the same to said property and a directional sign not in excess of 6 ft. in height and 2 ft. in width with the total area of the sign not to exceed 4 square feet. Grantee shall have the right to improve said easement area by paving and to maintain the same.

This property is subject to a 50' non-exclusive ingress-egress easement across the South end of the property adjacent to the North margin of Haywood Lane.

Being the same property conveyed to Miller, Ltd., by deed from John Richard Miller, of record in Book 5664, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property, known as I-24 & Haywood Lane, Nashville, Tennessee 37211.

EXHIBIT "B"

The conveyance of that tract or parcel of land described in Exhibit "A" is subject to that certain Lease Agreement, dated December, 19, 1977, by and between John Richard Miller as "Lessor" and Treetop Enterprises, Inc., a Tennessee corporation, as "Lessee", and that certain Memorandum of Lease between said parties dated December 2, 1977, filed for record in Book 5235, Page 194, in the Office of the Registrar of Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8056 PAGE 877

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 19500.00
CON TX 64.35
PRFEE 1.00
WDEED 12.00
TOTAL 77.35
CHECK 77.35

03/02/90 01 14:16 0001 9024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07913

IDENTIF. REFERENCE

MAR 2 2 18 PM '90

DAVIDSON COUNTY TN.

No. 297535