0 7 9 1 4
IDENTIF. REFERENCE
MAR 2 2 19 PM '90
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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:

Sherrie M. Bailey

MILLER, LTD., an Alabama limited partnership

By: John Richard Miller, III
General Partner

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: 9025 12-07-89

Address of New Owner:

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

9025 03/02 0101 03CHECK 82.30

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

STATE OF ALABAMA)

COUNTY OF Escambia)

The actual consideration or value, whichever is greater, for this transfer, is $ 21,000 .

Affiant

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

Notary Public

My Commission Expires:
12-27-89

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

0606o

EXHIBIT "A"

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

0.394 acres described according to a survey by Construction Engineering Associates, 2016 Weems Road, Tucker, Georgia, as follows:

Beginning at an existing iron pin in the south margin of the Harding Place Right-of-way, thence S 06° 13' 00" W, 174.25 feet to an iron pin, thence along the said Right-of-way line of Largo Drive in a westerly direction (said Right-of-way having a 650.00 feet radius) 108.00 feet to an iron pin, thence N. 06° 18' 53" E, 156.80 feet to an iron pin, thence N. 73° 58' 00" W, 113.00 feet to the point of beginning, containing 0.394 acres, more or less.

Included in the above description but excluded from this conveyance is an area 10 x 10 feet square in the northeast corner of the above described property, with said 10 x 10 feet area fronting on Harding Place and Wallace Raod, described as follows:

Beginning at an iron pin which is the Northeast corner of the original tract, thence S 10° 25' E along the right-of-way 10 feet; thence S 86° 33' W 10 feet; thence N. 10° 25' W 10 feet; thence N. 86° 33' E along the northern property line 10 feet to the point of beginning.

Begin the same property conveyed by John Richard Miller to Miller, Ltd., by Deed, dated September 17, 1980, and recorded in Book 5664, Page 391 in the Office of the Register of Davidson County, Tennessee.

This is improved property known as 200 Largo Drive, 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 October 16, 1975, by and between John Richard Miller as "Lessor" and Treetop Enterprises, Inc., a Tennessee corporation, as "Lessee", filed for record in Book 4962, Page 453, in the Office of the Register of Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8056 PAGE 882

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 21000.00	
			CON TX 69.30	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 82.30	
			CHECK 82.30	
03/02/90	01		14:17 0001 9025	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07914

IDENTIF. TREFERENCE

MAR 2 2 19 PM '90

DAVIDSON COUNTY TN.

No. 297536