This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: DAVID LEE ROYALTY et ux, Whites Creek Pike, Whites Creek, Davidson County TN 37189

Name and Address of the person or entity responsible for payment of real property taxes: SAME
Map and Parcel No. Map No. 30, Part of Parcel 68.

For and in consideration of the sum of TWENTY THOUSAND ($20,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, we, THELMA GILLIAM, unmarried, and STELLA M. GILLIAM, unmarried, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto DAVID LEE ROYALTY and wife, LINDA CAROL ROYALTY, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, and being hereinafter referred to as the "Real Property."

This is unimproved property known as Whites Creek Pike, Whites Creek TN 37189.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, DAVID LEE ROYALTY and wife, LINDA CAROL ROYALTY, their heirs and assigns, forever; and we, THELMA GILLIAM and STELLA M. GILLIAM, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

In further consideration hereof, including the mutual interest and benefits of the parties hereto and the mutual interest and benefits to and from those who may purchase the within described Real Property hereafter, the parties hereto hereby further agree,

declare and make the following declarations and covenants as to the limitations, restrictions and uses to which the within-described Real Property may be applied and hereby specify that such declarations shall constitute covenants to run with the land, as provided by law, and shall be binding upon all parties and all persons claiming thereunder, to wit:

1. The Real Property shall be sold for and used for single family residence only; and no building or structure of any kind whatsoever, other than a single family dwelling house or any appurtenants thereto, shall be erected on the Real Property.

2. No more than any one (1) residence shall be erected on the Real Property.

3. The floor area of the main structure, exclusive of porches, breezeways, garages and similar space shall not be less than one thousand eight hundred (1,800) square feet of floor space, devoted to living area.

4. Any residence shall have masonry foundations with brick or stone to grade.

5. Any detached garage or other appurtenant structure shall conform in appearance to the residence.

6. No signs, billboards or advertising devises of any kind, except those used in any subsequent sale of the Real Property shall be placed or otherwise installed on the Real Property.

7. No nuisances or offensive trade or illegal use of any kind shall be carried upon the Real Property nor shall anything be done thereon which is or may become a nuisance or annoyance to the neighborhood.

8. No trailer shall be erected or moved upon the Real Property, at any time, and used as a residence temporarily or permanently.

9. The breach of any covenant or restriction contained herein may result in the irrevocable or continuing damage to the parties hereto, their heirs, successors and assigns, for which remedy at law will not be adequate. Therefore, any aggrieved party shall be entitled to injunctive relief in addition to such other and further relief as shall be deemed proper.

10. If at any time one (1) or more the provisions of these declarations and covenants are declared void or inoperative by any court of competent jurisdiction, such declarations by the court shall not affect the remaining provisions herein which shall continue in full force and effect and shall not otherwise be affected thereby.

11. All and each of the above declarations and covenants, restrictions and conditions herein shall remain in full force and effect and shall not terminate and be of no further effect until any time after the 1st day of October 2040.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 1st day of October 1993.

Thelma Gilliam
THELMA GILLIAM

Stella M. Gilliam
STELLA M. GILLIAM

David Lee Royalty
DAVID LEE ROYALTY

Linda Carol Royalty
LINDA CAROL ROYALTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **THELMA GILLIAM and STELLA M. GILLIAM**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Whites Creek Tennessee, this 1st day of October 1993.

Notary Public

My commission expires 06/03/96

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID LEE ROYALTY and wife, LINDA CAROL ROYALTY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Whites Creek Tennessee, this 1st day of October 1993.

Notary Public

My commission expires 06/03/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $20,000.00.

Thelma Gilliam Affiant

Subscribed and sworn to before me this 1st day of October 1993.

Notary Public

My commission expires 06/03/96

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

Rl.Est.II.Gilliam.WD

BOOK 9103 PAGE 549

EXHIBIT A

Land in Davidson County, Tennessee, being the Final Plat of Royalty Subdivision as shown of record in Book 6050, page 541, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to wit:

BEGINNING at an iron rod (old) in the southwesterly margin of Whites Creek Pike, common corner of the Sanford Newlin, Sr., tract as shown of record in Book 4536, page 141, said Register's Office; thence South 41 degrees 47 minutes 18 seconds West 753.08 feet to a point; thence North 40 degrees 53 minutes 14 seconds West 176.13 feet to a point; thence North 39 degrees 40 minutes 41 seconds East, 723.97 feet to an iron rod (new) in the southwesterly margin of Whites Creek Pike; thence, along the southwesterly margin of Whites Creek Pike, South 50 degrees 15 minutes 07 seconds East 200 feet to the point of beginning, and containing 130,680 square feet or 3.0 acres, more or less.

Being a part of the same property devised to John L. Gilliam, Thelma Gilliam and Stella Gilliam by the Last Will and Testament of Robert E. Gilliam, deceased, as shown of record in Will Book 81, page 481, Probate Court for Davidson County, Tennessee.

The said John L. Gilliam died intestate in Davidson County, Tennessee, on 06 September 1984, without issue and leaving as his only heir-at-law his wife, Theresa P. Gilliam.

And being the same property conveyed to Thelma Gilliam and Stella M. Gilliam by deed from Theresa P. Gilliam as shown of record in Book 6401, page 650, Register's Office for Davidson County, Tennessee.

Stella Gilliam and Stella M. Gilliam are one and the same person.

This is unimproved property, known as _____ Whites Creek Pike, Whites Creek TN 37189.

The three (3) acres, more or less, conveyed herein is a part of that parcel shown as Map No. 30, Parcel No. 68.

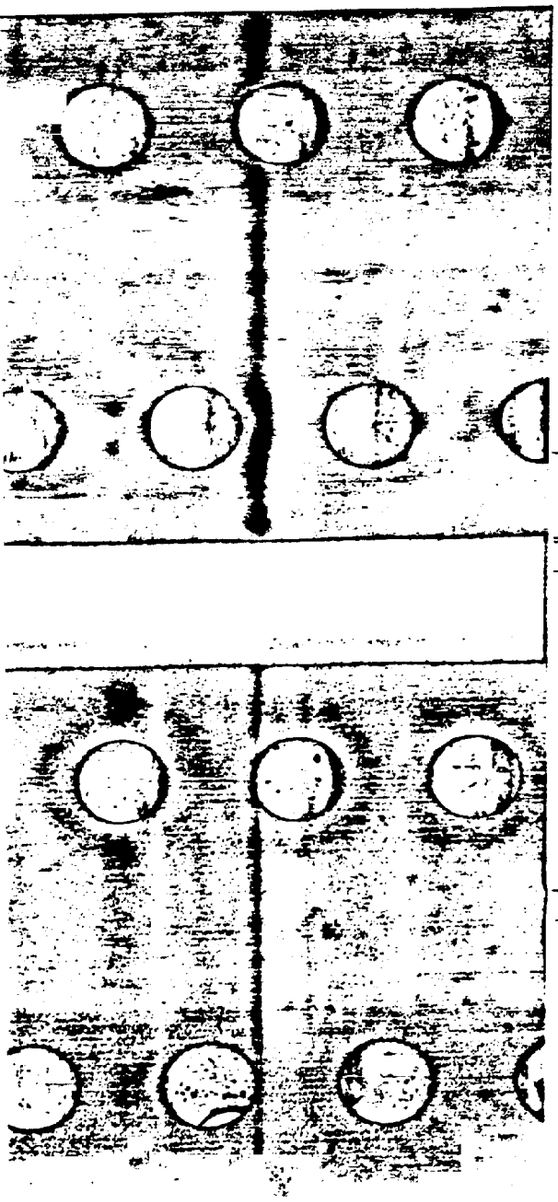
IDENTIFICATION REFERENCE

93 OCT -1 PM 2:18

REGISTER
DAVIDSON COUNTY, TN.

6810 10/01 0101 03CHECK 95.00

PICK-UP



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9100 PAGE 550

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 20000.00
				CON TX 74.00
				PRFEE 1.00
				WDEED 20.00
				TOTAL 95.00
				CHECK 95.00
			10/01/93 01	14:21 0001 6810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6941 2
IDENTIFICATION REFERENCE

93 OCT -1 PM 2:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 704730