This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9296 PAGE 147

ADDRESS NEW OWNER:
Michael T. Miller and Angela K. Parnell
4712 Volunteer Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 149
GROUP 5
PARCEL 125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Fisk University, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael T. Miller, an unmarried person and Angela K. Parnell,an unmarried person, as Tenants in Common with a right of Survivorship hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Tarragon Trails, Section Two, of record in Book 5050, page 9, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 149, which is a corner lot, fronts 74.35 feet on the southwesterly margin of Trappers Ridge and fronts 45.37 feet on the southeasterly margin of Volunteer Drive, said frontages being joined by a curve having a length of 34.69 feet, and extends back 114.04 feet on the southeasterly line and 123.50 feet on the southwesterly line to a point of intersection.
>
> Being the same property conveyed to Fisk University, by deed from Booth Newspapers, Inc., a division of Newark Morning Ledger Co., a New Jersey corporation, as of record in Book 8638, page 611, Register's Office for Davidson County, Tennessee. Booth Newspapers, Inc., having merged into Newark Morning Ledger Co., by Articles of Merger of record in Book 9296, page 139, said Register's Office. Being further conveyed to Fish University by Quitclaim Deed from Newark Morning Ledger Co., a new Jersey Corporation of record in Book 9296, page 145, said Register's Office.

This is improved property known as 4712 Volunteer Drive, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which are not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 5050, page 9, in said Register's Office.
3. Restrictive Covenants contained in an instrument of record in

Book 5084, page 842, Register's Office for Davidson County, Tennessee. BOOK 9296 PAGE 148

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael T. Miller, an unmarried person, and Angela K. Parnell,an unmarried person, their heirs and assigns, forever; and Fisk University, does covenant with the said Grantees that it is 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 8th day of March, 1994.

Fisk University

By: Linda N Ellison

Linda N. Ellison
Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Linda N. Ellison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Chief Financial Officer of the Fisk University, the within named bargainor, a corporation, and that she as such Chief Financial Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of corporation by herself as Chief Financial Officer.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of March, 1994.

33720
IDENTIF. & REFERENCE

94 MAR 31 AM 10:28
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,000.00.

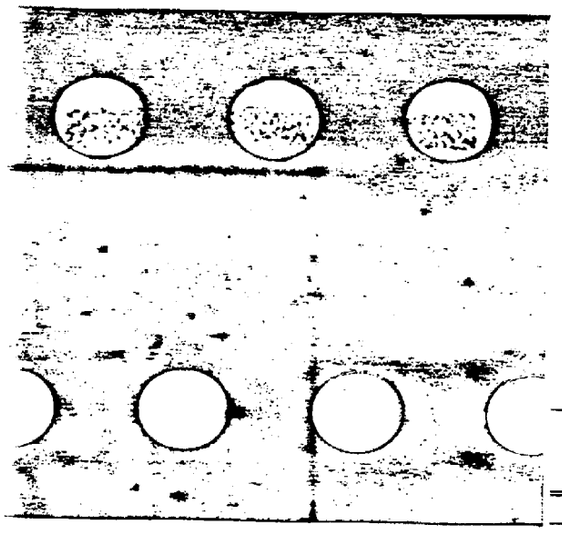
AFFIANT

Subscribed and sworn to before me this 8th day of March, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

03/31 0101 03CHECK 234.70



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

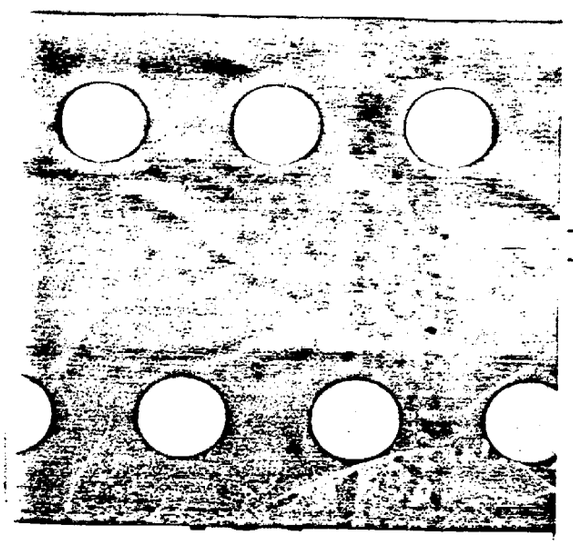
RECEIVED OF _____

FOR _____

BOOK 9296 PAGE 149

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	61000.00
			CON TX	225.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	234.70
			CHECK	234.70
03/31/94	01		10:30 0001	8282



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33720
IDENTIF. & REFERENCE

94 MAR 31 AM 10: 2
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 773562