THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

WILLIAM R. SKEETERS AND WIFE,
THRESIA JOAN SKEETERS
1229 McChesney Ave
Nashville TN 37216

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 61-16, PARCEL 25

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

William R. Skeeters
AFFIANT

Subscribed and sworn to me, this the 6TH day of MAY, 1994.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
DENISE C. ALLIS
STATE OF TENNESSEE

MAIL ENV.

94 MAY 11 PM 12:15
FELIX Z. ... REGISTER
DAVIDSON CO. TN.

48896
IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, DANIEL N. MILLER, TRUSTEE, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT THE NECESSITY OF JOINDER BY THE BENEFICIARIES OF THAT CERTAIN TRUST AGREEMENT DATED OCTOBER 1, 1993, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM R. SKEETERS AND WIFE, THRESIA JOAN SKEETERS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4109 KENNEDY AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I

covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 6TH day of MAY, 1994.

Daniel N. Miller, Trustee
DANIEL N. MILLER, TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL N. MILLER, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6TH day of MAY, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

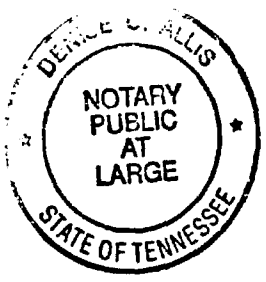


EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of Tract No. 3 on the Map of the Subdivision of the Dr. William Williams Land, of record in Plan Book 2, page 128, Chancery Court at Nashville and described according to a copy of a survey thereof made by Wm. Collier Parrish, Associates, dated August 28, 1958, as follows:

Beginning at a point in the present westerly margin of Kennedy Avenue at the southeast corner of the property being conveyed to Marvin N. Riley and wife, by Deed of record in Book 1718, page 69, Register's Office of said County, said point being 250.1 feet south of the southerly margin of Greenland Avenue; thence westerly along the southerly line of the property being conveyed to Riley, 207.7 feet to a point in the easterly line of the property conveyed to James G. Moore and wife, by deed of record in Book 1340, page 555, said Register's Office; thence along Moore's, now Wilson's easterly line, southerly 65 feet to an iron pin, which is supposedly in the north line of the property of Ernest R. Biggs and wife, but by deed is 2 feet north of the same; thence easterly 201.5 feet to an iron pin in the westerly margin of Kennedy Avenue; thence along the margin of said Avenue, northerly 66 feet to the beginning.

Being tract No. 2 of the same property conveyed to Daniel N. Miller, Trustee with full power to mortgage, sell, transfer and convey without the necessity of joinder by the Beneficiaries of that Certain Trust Agreement dated October 1, 1993, by Quitclaim Deed from Nell G. Miller, a/k/a Nell Gafford Miller and Gordia Nell Miller, of record in Book 9102, page 241, Register's Office for Davidson County, Tennessee.

4804 05/11 0101 03CHECK 198.00

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

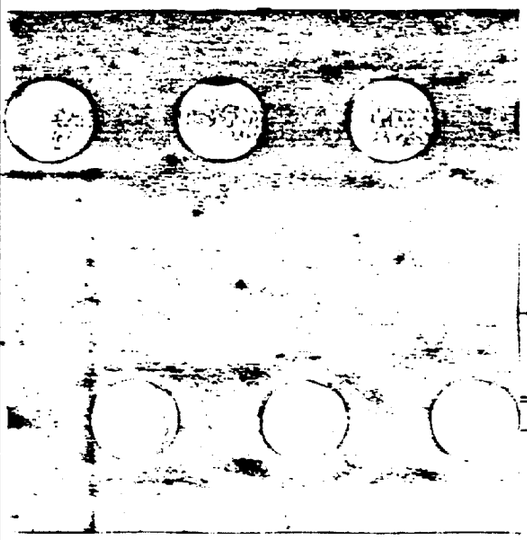
2. All matters set forth on Plan of record in Book 2, page 128, Chancery Court at Nashville, Tennessee.

3. Unrecorded easements for roads and utilities, if any.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9341 PAGE 599

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

05/11/94 01 12:14 0001 4804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48896
IDENTIF. & REFERENCE

94 MAY 11 PM 12:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789847