ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Royal Elm Properties 2601 Elm Hill Pike Nashville, TN 37214	Same	MAP and PARCEL 75-6-108

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dudley D. Rose and Stephanie F. Rose, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Royal Elm Properties, a Tennessee Partnership composed of Richard M. Stockstill and Donald E. Babcock** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Revision to the Resubdivision of Lots Nos. C3, C4 and C5 of Hermitage Estates, Parcel "B", of record in Plat Book 7900, Page 328, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING a portion of the same property conveyed to Dudley D. Rose and wife, Stephanie F. Rose by deed from Sovran Bank/Central South (formerly Commerce Union Bank) of record in Book 7971, Page 81, Register's Office, Davidson County, Tennessee.

This is property with a common address of 4243 Lebanon Pike, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 3842, Page 135, as superseded in Book 7900, Page 28, as further superseded in Book 7900, Page 328, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3403, Page 556, said Register's Office; 4) Easements to Cumberland Water Company of record in Book 3463, Page 91, and in Book 3679, Page 196, said Register's Office; 5) Temporary Construction Easement of record in Book 6175, Page 95, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $475,000.00

Affiant

Subscribed and sworn before me this 24th day of August, 1994.

My Commission Expires: _____

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **August, 1994.**

Dudley D. Rose

Stephanie F. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Dudley D. Rose and Stephanie F. Rose, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **24th** day of **August, 1994.**

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

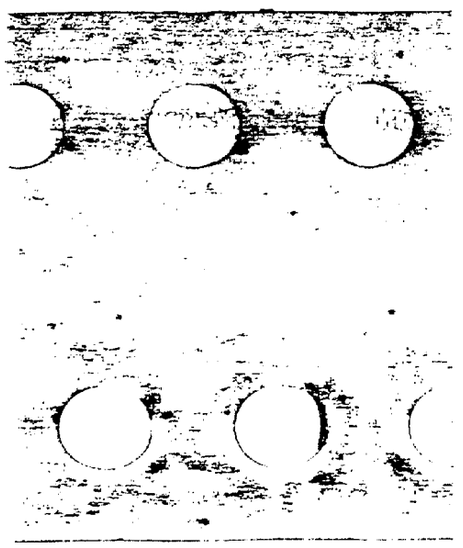
Witness my hand and official seal at **Nashville,**, Tennessee, this **24th** day of **August, 1994.**

Notary Public
My Commission Expires:

84681

File No. 9408-296

1740 08/25 0101 03CHECK 1766.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9446 PAGE 271

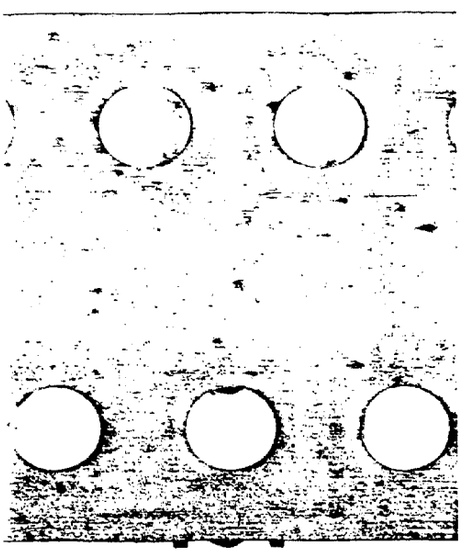
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
475000.00
CON TX 1575.50
ERR CO
CON TX 1575.50-
CON TX 1757.50
PRFEE 1.00
MDEED 3.00
TOTAL 1766.50
CHECK 1766.50

~~08/25/94 01 12:52 0001 1740~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



84681
IDENTIF. & REFERENCE

95 AUG 25 PM 1:00

No. 828152