This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

BOOK 9473 PAGE 651

ADDRESS NEW OWNER:
Christopher D. Ellis and wife, Jane R. Ellis
913 Preston Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 124
P/O PARCEL 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 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 ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Christopher D. Ellis and wife, Jane R. Ellis ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described according to Exhibit "A" attached hereto and incorporated herein by reference.

This is unimproved property known as Part of Parcel 013 of Tax Map 124, Tract 2, Pugh Road, Hermitage, Tennessee.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, all applicable local government planning, building and zoning regulations, including R-15 district regulations of Davidson County, Tennessee, and the following:

1. No residence shall be constructed with less than 1200 square feet of living area, excluding garages and porches.

2. All residential buildings must have exterior material to grade. (No foundations left exposed.)

3. No trailer, mobile or modular home, basement of unfinished house, tent, garage, barn or other outbuilding shall be use as either a temporary or permanent residence.

4. No noxious of offensive operation shall be conducted or maintained on the premises and nothing shall be done thereon which may constitute a nuisance or unreasonable annoyance to the neighborhood.

5. No swine or commercial poultry may be kept on the property.

6. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on lots.

7. The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 7 of unrecorded Plat of Nell G. Miller property on Pugh Rd. according to a survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994.

8. The above restrictions shall apply to this property and shall be covenants running with the land until September 1, 2014.

9. If any one of these restrictions are declared invalid, it does not invalidate other restrictions.

10. These restrictions apply only to those 7 Tracts described according to an unrecorded survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 of Tax Map 124.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors 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 20th day of September, 1994.

Daniel N. Miller, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel N. Miller, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of September, 1994.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of September, 1994.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/16/95

Being Tract No. 2 on an unrecorded Survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 of Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right-of-way (R/W) of Pugh Road (25 feet from the centerline) Said iron pin marking the Southwest corner of the herein described tract and being located easterly along said R/W as follows: South 67 degrees 17 minutes 49 seconds East 65.42 feet to the beginning of a curve concave to the North having a radius of 911.25 feet and an arc distance of 167.45 feet through a central angle of 10 degrees 31 minutes and 42 seconds from the easterly boundary line of property owned by Anna Mathis Doyle of record in Deed Book 4415 page 368 in the Register's Office of Davidson County, Tennessee (RODCT); Thence, leaving the point of beginning and severing subject property North 03 degrees 14 minutes 53 seconds East 1048.02 feet to an iron pin; thence, with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215 page 882 (RODCT) South 85 degrees 42 minutes 00 seconds East 220.04 feet to an iron pin; thence, again severing subject property South 03 degrees 14 minutes 53 seconds West 1056.95 feet to an iron pin; thence, with the northerly R/W of Pugh Road (25 feet from the centerline) as follows: North 85 degrees 30 minutes 05 seconds West 98.51 feet to the beginning of a curve concave to the north having a radius of 911.25 feet and an arc distance of 122.08 feet through a central angle of 07 degrees 40 minutes and 34 seconds to the beginning containing 5.33 acres.

Included in the above description but expressly excluded is a 75 feet by 75 feet cemetery containing an area of 0.13 acres and an access easement more specifically described below.

The above described tract is subject to a 20 foot wide easement of record in Deed Book 4183 page 885 (RODCT) as access to and from a cemetery and described by an updated survey as follows:

Beginning at a point in the westerly boundary line of the above described tract said point being located from an iron pin in the northerly R/W of Pugh Road (25 feet from the centerline) and being in the Easterly boundary line of property owned by Anna Mathis Doyle of record in Deed Book 4415 page 398 (RODCT); thence; with the easterly boundary of said property as follows: North 05 degrees 44 minutes 17 seconds East 423.16 feet to an iron pin; North 01 degree 46 minutes 35 seconds East 310.72 feet; thence, leaving said boundary line and severing subject property South 80 degrees 51 minutes 25 seconds East 214.52 feet; thence, leaving the point of beginning and severing the above described tract South 80 degrees 51 minutes 25 seconds East 81.75 feet to the westerly boundary line of a 25 feet by 75 feet parking area lying adjacent to and west of a 75 feet by 75 feet cemetery; thence, following the boundary lines of said parking area as follows: North 02 degrees 15 minutes 35 seconds East 54.86 feet; South

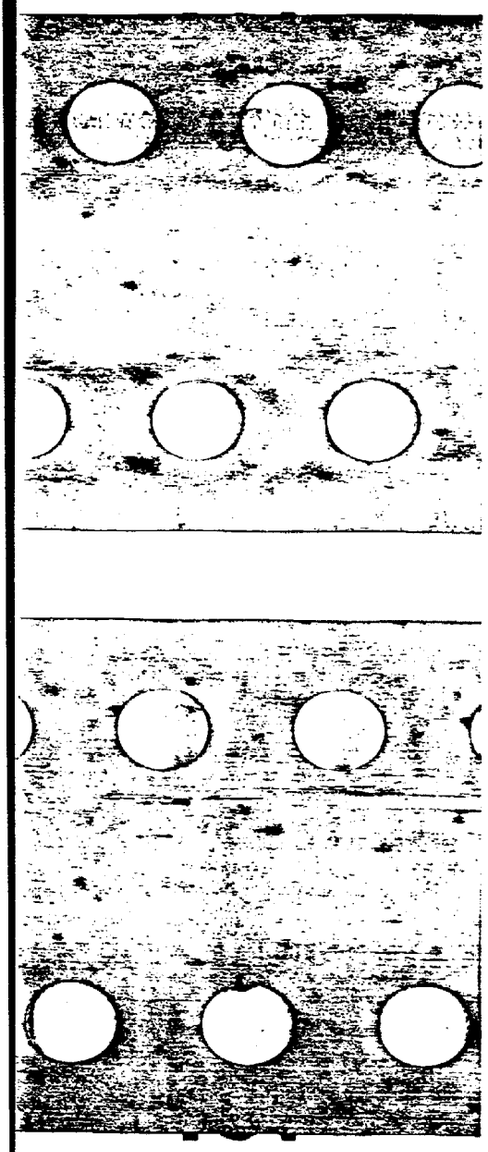
80 degrees 51 minutes 25 seconds East 25.00 feet to an iron pin marking the Northwest corner of said cemetery; thence, with the boundary lines of said cemetery as follows: South 80 degrees 51 minutes 25 seconds East 75.00 feet to an iron pin; South 02 degrees 15 minutes 35 seconds West 75.00 feet to an iron pin; North 80 degrees 51 minutes 25 seconds West 75.00 feet to an iron pin marking the Southwest corner of said cemetery; thence, continuing with the southerly boundary line of the above mentioned parking area and easement North 80 degrees 51 minutes 25 seconds West 107.10 feet to a point in the easterly boundary line of the above described tract; thence, with said boundary line North 03 degrees 14 minutes 53 seconds East 20.10 feet to the beginning.

Being a part 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 deed from Nell G. Miller of record in Book 9102, page 241, Register's Office for Davidson County, Tennessee.

93670
IDENTIF. & REFERENCE

94 SEP 23 PM 2:40
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1446 09/23 0101 03CHECK 124.00



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

RECEIVED OF _____

FOR _____

BOOK 9473 PAGE 654

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 124.00
				CHECK 124.00
09/23/94	01			14:39 0001 1446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93670
IDENTIF. & REFERENCE

94 SEP 23 PM 2:40
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 837732