Box 49
33546

QUITCLAIM DEED BOOK 10305 PG 728

FROM: A.H. Johnson Co., L.L.C., **Grantor**

TO: Cheryl Lynn Eller, **Grantee**

This instrument was prepared by:
W. Fred Williams
Farris, Warfield & Kanaday
Suite 1900, SunTrust Center
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Cheryl Lynn Eller 5309 Weber Road Hermitage, TN 37076	Same	75-48 (Pt.) 75-49

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Fourteen Thousand Two Hundred and 00/100 Dollars ($114,200.00).

Affiant

Sworn to and subscribed before me this 27th day of December, 1996.

STUART JORDAN NOTARY LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/26 1998

FOR AND IN CONSIDERATION OF the sum of One Hundred Fourteen Thousand Two Hundred and 00/100 Dollars ($114,200.00), the receipt and sufficiency of which are hereby acknowledged, A.H. JOHNSON CO., L.L.C. (the "Grantor") does quitclaim unto CHERYL LYNN ELLER (the "Grantee"), her heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of

land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 5309 Weber Road, Hermitage, Tennessee 37076.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 27th day of December, 1996.

A. H. JOHNSON CO., L.L.C. (formerly A. H. Johnson Co., L.P.)

By: Wm. Harry Johnson, Executor
Wm. Harry Johnson, Executor of the Estate of Malvin Johnson, Administrative Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Stuart Sauer, a Notary Public of said County and State, personally appeared Wm. Harry Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Malvin Johnson, Administrative Manager (or other Member, Governor or Manager authorized to execute the instrument) of A.H. JOHNSON CO., L.L.C., the within named bargainor, a limited liability company, and that he as such Executor of the Estate of Malvin Johnson, Administrative Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Executor of the Estate of Malvin Johnson, Administrative Manager.

Witness my hand and seal, at office in Nashville, this 27th day of December, 1996.

NOTARY PUBLIC STATE OF TENNESSEE LARGE

Notary Public

My Commission Expires: My Commission Expires Sept 26, 1998

EXHIBIT A

Property Description

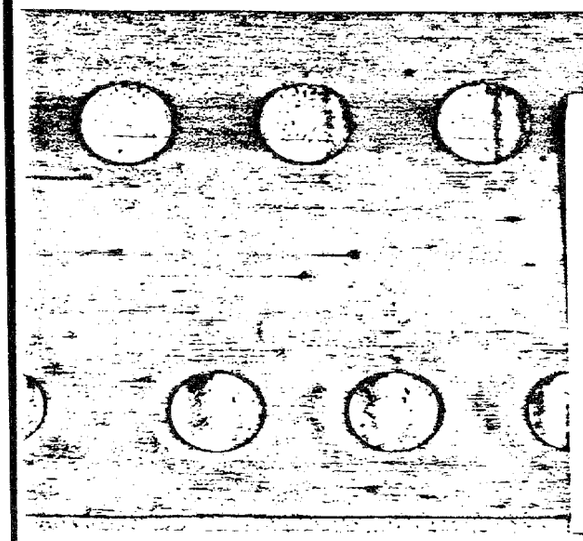
Being Lot No. 2 on the Plan of P.U.D. Boundary and Subdivision Plat of Alan Estates of record in Book 9700, page 205, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

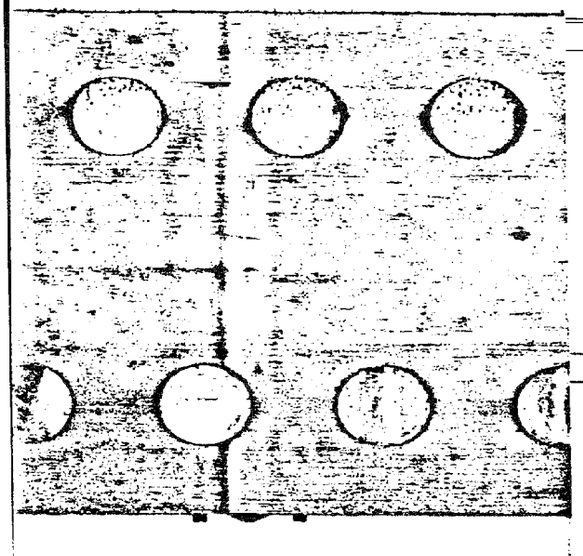
Being part of the same property conveyed to A. H. Johnson Co., L.P. by deed of record in Deed Book 8521, page 840, (as to former parcel No. 48) and by deed of record in Deed Book 8233, page 90, said Register's Office (as to part of former parcel No. 49). The said A. H. Johnson Co., L.P. is now known as A. H. Johnson Co., L.L.C. pursuant to Articles of Conversion of A. H. Johnson Co., L.L.C. of record in Book 9500, page 679, Register's Office for Davidson County, Tennessee.

96 DEC 31 AM 10:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0260239
IDENTIF. A REFERENCE

0659 12/31 0101 03CHECK 435.54





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

RECEIVED OF _____

FOR _____

BOOK 10305 PG 731

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 114200.00
CON TX 422.54
PRFEE 1.00
WDEED 12.00
TOTAL 435.54
CHECK 435.54

12/31/96 01 11101 0001 0859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260239
IDENTIF. ↑ REFERENCE

96 DEC 31 AM 10:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103211