This Instrument Prepared By:
DAVID B. HERBERT
Kelley, Herbert & Crawford
Noor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
93-2.4-2	Kenneth E.Rush,d/b/a Jaken Investments	New Owner BOOK 5930 PAGE 515
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5W-890	117 Union Street	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

S. RALPH BROWN and wife, HELEN O. BROWN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENNETH E. RUSH, d/b/a Jaken Investments, a Sole Proprietorship

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF.

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JAN 10 10 36 AM '83

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of January, 1983.

S. Ralph Brown

Helen O. Brown

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RELEASE AND SATISFACTION

IDENTIFICATION REFERENCE

STATE OF Tennessee)
)
COUNTY OF Davidson)

BOOK 5990 PAGE 514

JAN 10 10 32 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAIL TAX

KNOW ALL MEN BY THESE PRESENTS, that:

Island Federal Savings & Loan Assn., true and lawful owner and holder of the note(s) executed on the 19th day of January, 19 76, by James M. Lappin and wife, Sandra R. Lappin and secured by deed of trust executed by James M. Lappin and wife, Sandra R. Lappin to Alan L. Saturn trustee, and recorded in Book 4991, Page 830, in the Office of the Register for Davidson County, Tennessee, hereby acknowledges the payment in full of said note and satisfaction and discharge of the lien of said deed of trust which is hereby released.

IN WITNESS WHEREOF, EMPIRE OF AMERICA - FORMERLY: ISLAND FEDERAL SAVINGS AND LOAN ASSOCIATION has caused these presents to be executed by WILLIAM J. KENNY its ADMINISTRATIVE VICE PRES. and attested by COLETTE LAPORTA its ASSISTANT TREASURER who affixed its corporate seal, both being duly authorized thereto on this 20th day of December, 19 82.

EMPIRE OF AMERICA - FORMERLY:
Island Federal Savings and Loan Assn.

BY William J. Kenny
WILLIAM J. KENNY
ADMINSTRATIVE VICE PRESIDENT

ITS

ATTEST: Colette Laporta
COLETTE LAPORTA

ITS ASSISTANT TREASURER

STATE OF NEW YORK)
)
COUNTY OF NASSAU)

Before me, KATHLEEN MAGEE, a Notary Public of the State and County aforesaid, personally appeared WILLIAM J. KENNY with whom I am personally acquainted and who, upon oath, acknowledged himself to be the ADMINISTRATIVE VICE PRES. of EMPIRE OF AMERICA-FORMERLY ISLAND FED. S/L the within named bargainor, a corporation, and that he as such Administrative Vice Pres being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as Administrative Vice President.

Witness my hand and official seal at office in Nassau, County, State of New York, on this the 20th day of December, 19 82.

Kathleen Magee
Notary Public

KATHLEEN MAGEE
NOTARY PUBLIC, State of New York
No. 47-56906
Qualified in Nassau County

M/696

OFFICIAL RECEIPT

Land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 10 on the Original Plan of the Town of Nashville, not of record, described as follows: BEGINNING at the southeast corner of Second Avenue, North and Union Street; thence with the easterly margin of said Avenue, southwardly 33.58 feet, more or less, to the northerly margin of Brandon Court, formerly Union Street; thence with said Court eastwardly 211 feet 2 inches more or less, to the westerly margin of First Avenue, North; thence with said Avenue, northwardly 34.32 feet, more or less to the southerly margin of Union Street; thence with said street, westwardly 211 feet 2 inches, more or less to the beginning.

Included in the above description but excluded therefrom is the property conveyed to One Union Street, a joint venture composed of S. Ralph Brown, Alf Adams, Jr., Richard D. Taylor, Michael J. Philbin, Wm. Ritchie Pigue and L. Gino Marchetti, Jr., by deed from S. Ralph Brown and wife, Helen O. Brown, as of record in Book 5877, page 727, Register's Office for said County, described as follows:

Being part of Lot No. 10 on the Original Plan of the Town of Nashville, not of record, and described according to a survey by R. L. Montoya Land Surveying dated October 29, 1980, as follows: BEGINNING at an iron pin at the right of way intersection of First Avenue, North and Brandon Street; thence along the north margin of Brandon Street, south 62 degrees 56 minutes 7 seconds west 115.64 feet to a point, said point being in the centerline of the firewall; thence along the said centerline north 27 degrees 33 minutes 11 seconds west 34.38 feet to a point in the south margin of Union Street, also being in the centerline of the firewall; thence along the south margin of Union Street, north 62 degrees 26 minutes 49 seconds east 116.12 feet to a P.K. Nail; thence, along the west margin of First Avenue,North south 26 degrees 45 minutes 33 seconds east 35.38 feet to the point of beginning, containing 4044 square feet, 0.093 acres, more or less.

Being part of the property conveyed to S. Ralph Brown, by deed from Grace S. Alfored Gold, as of record in Book 5650, page 885, Register's Office for said County.

Together with all rights, title and interest which the Grantors have, or ever may have in and to any adjoining street or streets, alley or alleys, or any other right of way or in any easement to which the above property is dominant or servient.

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

RECEIVED OF _____ BOOK 5990 PAGE 518

FOR _____

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
			330000.00- CO	
			858.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	867.50-
0092AU1/10/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

JAN 10 10 36 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 920201