This Instrument Prepared By:
KENNETH P. EZELL, JR.
Bone & Woods
A Professional Law Corporation
US Bank Building, 10th Floor
200 Fourth Avenue, North
Nashville, Tennessee 37219

WARRANTY DEED BOOK C038 PAGE 618

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Rudy E. Ruark and W. Gerald Ezell c/o Advanced Financial Planning	SAME	93 2-3 159
19th Floor, First American Center Nashville, Tennessee 37238		5W 1450

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, EDDY A. BROWN, TRUSTEE, with full power to sell, mortgage, transfer and convey, without joinder of Beneficiaries, ("Grantor"), have bargained and sold and do hereby transfer and convey unto RUDY E. RUARK and W. GERALD EZELL, ("Grantees"), their heirs and assigns, all of my right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

A tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the east by Second Avenue North, on the South by Bank Alley (Alley No. 4) on the west by Third Avenue North, on the north by Fourth Church Investment Company, Inc. and Industrial Realty, Inc., and being more particularly described on a survey dated April 20, 1982 by American Surveying & Engineering Co. as follows:

Beginning at a P & K nail located in the westerly right of way margin of Second Avenue North at said margins intersection with the northerly right of way margin of Bank Alley (Metro Alley No. 4); thence, following the northerly right of way margin of Bank Alley, South 62 degrees 31 minutes west, a distance of 225.13 feet to a P & K nail located where said margin intersects the easterly right of way margin of Third Avenue North; thence, following the easterly right of way margin of Third Avenue North, North 27 degrees, 40 minutes west, a distance of 55.03 feet to a point located in the southerly boundary of the Fourth Church Investment Company property, as recorded in Book 5428, page 509, R.O.D.C., Tennessee; thence, following said boundary between two building walls, North 62 degrees, 31 minutes East, a distance of 112.79 feet to a point; thence, North 27 degrees, 17 minutes West, a distance of 19.84 feet, to a point located in the southerly boundary of the Industrial Realty Company property, as recorded in Book 3499, page 419, R.O.D.C., Tennessee; thence, following the aforementioned south boundary between two building walls, North 62 degrees, 31 minutes East, a distance of 113.16 feet, to a P & K nail located in the westerly right of way margin of Second Avenue North; thence, following the westerly right of way margin of Second Avenue North, South 26 degrees, 56 minutes East, a distance of 74.88 feet to the point of beginning. Tract contains 14,652.7 square feet or 0.34 acre, more or less.

Being the same property conveyed to Eddy A. Brown, Trustee, by deed from Phillips & Buttorff Corporation, of record in Book 5877, page 614, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby warrant and covenant with Grantees that he is lawfuly seized and possessed of the said real estate in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. 1983 real estate taxes to be pro-rated and assumed by Grantees; and

2. Deed of Trust executed by Eddy A. Brown, Trustee to D. Billye Sanders, Trustee of record in Book 5977, page 728, Register's Office for Davidson County, Tennessee, dated December 14, 1982, to secure to United Southern Bank of Nashville, an indebtedness in the amount of $2,000,000.00. By execution of this Deed, Grantees hereby agree to assume the obligation to pay the principal balance of $2,000,000.00 plus all accrued interest and other expenses beginning April 14, 1983, attributable to the note assumed, evidenced by said Deed of Trust and to indemnify Grantor and the trust beneficiaries against any further liability with respect to such indebtedness assumed. Grantor shall be responsible for all accrued interest and expenses through April 14, 1983.

AND Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of April, 1983.

Eddy A. Brown, Trustee
EDDY A. BROWN, Trustee

Rudy E. Ruark
RUDY E. RUARK

W. Gerald Ezell
W. GERALD EZELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,680,000.00.

W. Gerald Ezell
AFFIANT

Subscribed and sworn to before me, this 14th day of April, 1983.

NOTARY PUBLIC

My Commission Expires:

July 27, 1986

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDDY A. BROWN, TRUSTEE, the bargainor, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of April, 1983.

NOTARY PUBLIC

My Commission Expires:

July 27, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named RUDY E. RUARK, the bargainor, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal at Nashville, Tennessee, this 14th day of April, 1983.

NOTARY PUBLIC

My Commission Expires:

July 27, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. GERALD EZELL, the bargainor, with whom I am personally acquainted, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal at Nashville, Tennessee, this 14th day of April, 1983.

NOTARY PUBLIC

My Commission Expires:

July 27, 1986

H 4 2 0 0 8

IDENTIF. REFERENCE

APR 15 10 20 AM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6038 PAGE 621

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
		2,680,000.00 Conv.		

6966.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 6977.50-
D392A04/15/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H42008

IDENTIF. REFERENCE

APR 15 10 20 AM 83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 942112