File 41 ①

LIMITED WARRANTY DEED BOOK 6692 PAGE 131

FROM: High Street Investments, a general partnership, Grantor(s)

TO: K.E.R., Inc., a Tennessee corporation, Grantee(s)

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday - 41
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
K.E.R., Inc.
117 Union Street
Nashville, Tennessee 37201

Send Tax Bills To: Same

Map-Parcel Numbers
82-9-270

Field Book Numbers

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual ~~consideration or~~ value, ~~whichever is greater~~, for this transfer is Forty-Four Thousand Six Hundred- Eighty and no/100 Dollars ($ 44,680.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of October, 1985.

Notary Public

My Commission Expires: 27 July 1986

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), High Street Investments ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said K.E.R., Inc. ("Grantee"), its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 95 and the southerly 3-1/2 feet of Lot No. 96 on the Map of D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606 and 609, Register's Office for Davidson County.
>
> Said parts of said lots adjoin and front together 43-1/2 feet on the easterly side of 6th Avenue North and run back between parallel lines 170.9 feet to an alley.
>
> Being the same property conveyed to Kenneth E. Rush and Phillip V. Rush by deed from Little Fish & Oyster Company of record in Book 5075, page 863, Register's Office for Davidson County.

This is improved property, known as 1228 Sixth Avenue, North, Nashville, Tennessee 37208.

10/28 131.72- CHECK

351

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for those matters set out in Exhibit A hereto.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

This Limited Warranty Deed is executed by Phillip V. Rush as one of the two general partners of the Grantor and by Henrietta Jane Rush and Joseph K. Presley, a Vice President and Trust Officer of Third National Bank in Nashville, as co-executors under the Will of Kenneth E. Rush, deceased, the other general partner of the Grantor at the time of his death. Henrietta Jane Rush also joins in the execution of this Limited Warranty Deed as an individual for the sole and limited purpose of conveying such interest as she may have in the subject property, if any, as the widow of Kenneth E. Rush, but without joining in any of the covenants and warranties herein contained, in her individual capacity.

Witness our hands this 17th day of October, 1985.

HENRIETTA JANE RUSH
individually

HIGH STREET INVESTMENTS, a
general partnership

By: _____
Phillip V. Rush,
general partner

_____
HENRIETTA JANE RUSH, as
co-executor under the Will
of Kenneth E. Rush

THIRD NATIONAL
BANK IN NASHVILLE,
co-executor under the
Will of Kenneth E. Rush

By: _____
Joseph K. Presley,
Vice-President and
Trust Officer of Third
National Bank in Nashville

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, Kathleen Patti Snow, a Notary Public of said County and State, HENRIETTA JANE RUSH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 1985.

Kathleen Patti Snow
Notary Public

My Commission Expires: 7/27/86

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Kathleen Patti Snow, a Notary Public of the State and County aforesaid, personally appeared Phillip V. Rush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of HIGH STREET INVESTMENTS, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 17th day of October, 1985.

Kathleen Patti Snow
Notary Public

My Commission Expires: 7/27/86

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, Kathleen Patti Snow, a Notary Public of said County and State, HENRIETTA JANE RUSH, as co-executor under the Will of Kenneth E. Rush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 1985.

Kathleen Patti Snow
Notary Public

My Commission Expires: 7/27/86

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Kathleen Patti Snow, a Notary Public of the State and County aforesaid, personally appeared Joseph K. Presley, Vice President and Trust Officer of Third National Bank in Nashville, co-executor under the will of Kenneth E. Rush, a general partner of HIGH STREET INVESTMENTS, the within named bargainor, a partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be such Vice President and Trust Officer, and that he as such Vice President and Trust Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of Third National Bank in Nashville by himself as such Vice-President and Trust Officer.

Witness my hand and seal, this 17th day of October, 1985.

Kathleen Patti Snow
Notary Public

My Commission Expires: 7/27/86

4 7 5 5 8

IDENTIFICATION REFERENCE

OCT 25 9 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

EXHIBIT A

1. All zoning ordinances and restrictions, easements and other matters of record;

2. A certain Vendor's Lien of record in Book 4280, page 917, Register's Office for Davidson County, Tennessee;

3. Real Property Taxes for 1985 and subsequent years.

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6692 PAGE 136

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 44380.00- CAPIT.<br>116.20 CSTAX<br>.50 PRFE<br>15.00 MORT<br>CHECK 131.72-<br>0201A10/25/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47558

IDENTIFICATION REFERENCE

OCT 25 9 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185578