File #1

LIMITED WARRANTY DEED

BOOK 6692 PAGE 137

FROM: K.E.R., Inc.,
a Tennessee corporation,
Grantor(s)

TO: Phillip V. Rush,
an individual,
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:
Phillip V. Rush
1228 Sixth Avenue, North
Nashville, Tennessee 37208

Send Tax Bills To:
Same

Map-Parcel Numbers
82-9-270

Field Book Numbers

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: 7/27/86

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), K.E.R. Inc. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Phillip V. Rush ("Grantee"), his heirs, 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 K.E.R., Inc. by deed from High Street Investments, of record in Book 6692, page 131, Register's Office for Davidson County, Tennessee.

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

10/88 131.72-

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, his 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, his heirs, 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 Stephen K. Rush as President of K.E.R., Inc., 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, sole shareholder of K.E.R., Inc. Henrietta Jane Rush also executes this Limited Warranty Deed in her individual capacity for the sole and limited purpose of conveying all right, title and interest she may have, if any, in the subject property, 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
HENRIETTA JANE RUSH,
individually

K.E.R., INC.

By: Stephen K. Rush
Stephen K. Rush,
Vice-President

Henrietta Jane Rush
HENRIETTA JANE RUSH,
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

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 Stephen K. 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 Vice-President (or other officer authorized to execute the instrument) of K.E.R., INC., the within named bargainor, a corporation, and that he as such Vice-President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and seal, at Office in Nashville, Tn., 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, 19 85.

Kathleen Patti Snow
Notary Public

My Commission Expires: 7/27/86

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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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Vice-President and Trust Officer, (or other officer authorized to execute the instrument) of the THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, co-executor under the Will of Kenneth E. Rush, and that he as such Vice-President and Trust Officer executed the foregoing instrument for the purpose therein contained, by signing the name of the national banking association by himself as Vice-President and Trust Officer.

Witness my hand and seal, at Office in Nashville, Tn., this 17th day of October, 1985.

Kathleen Patti Snow
Notary Public

My Commission Expires: 7/27/86

4 7 5 5 9

IDENTIFICATION REFERENCE

OCT 25 9 30 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WBD/2-19-85

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 142

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

44680.00- CAPIT.
116.22 COTAX
.50 PRFE
15.00 MOE ?
CHECK 131.72-
0202A10/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47559

IDENTIFICATION REFERENCE

Oct 25 9 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185579