SPECIAL WARRANTY DEED

Box 41

BOOK 7776 PAGE 286

FROM: Henrietta Jane Rush and Third National Bank in Nashville, as Co-Executors Under the Will of Kenneth E. Rush, Grantors

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

TO: Jane B. Rush, Grantee

Address New Owner(s) as Follows:

Jane B. Rush
615 Belle Meade Blvd.
Nashville, TN 37205

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

88Z 02/21 0101 03CHECK 12.00

93-2-4-2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand and no/100 Dollars ($300,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of February, 1989.

Notary Public

My Commission Expires: 9-11-90

FOR AND IN CONSIDERATION OF the premises herein contained and for no monetary consideration and for the purpose of closing the Estate of Kenneth E. Rush and disposing of certain real property of Kenneth E. Rush, deceased, d/b/a Jaken Investments, a sole proprietorship, and pursuant to the Final Order dated February 10, 1989 (the "Final Order"), filed with the Davidson County Probate Court, Docket No. 74620, the said Henrietta Jane Rush and Third National Bank in Nashville, as Co-Executors under the Will of Kenneth E. Rush (collectively, the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said Jane B. Rush (the "Grantee"), her 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, 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 the same property conveyed to Kenneth E. Rush, d/b/a Jaken Investments, a sole proprietorship, by deed from S. Ralph Brown and wife, Helen O. Brown, of record in Book 5990, page 515, Register's Office for Davidson County, Tennessee, the said Kenneth E. Rush being deceased and the property therein conveyed being a part of the Estate of Kenneth E. Rush.

Together with the northerly one-half of that portion of Brandon Street (formerly Brandon Court) abutting the above-described property, Brandon Street having been closed by Bill No. 082-1107 of The Council of the Metropolitan Government of Nashville and Davidson County, being the same property described in Deed and Restrictive Covenants of record in Book 6135, page 577, said Register's Office, as follows:

Land in Nashville, Davidson County, Tennessee more particularly described as follows:

Beginning at the Southwest corner (adjoining Second Avenue North) of the property conveyed to Kenneth E. Rush d/b/a Jaken Investments by deed of record in Book 5990, page 515, R.O.D.C.T., thence Eastwardly with the Northerly margin of the sidewalk adjoining Brandon Street (formerly Brandon Court and Union Street), 95.52 feet to a point, thence Southerly at a right angle to a point in the centerline of Brandon Street, thence Westerly with the centerline of Brandon Street 95.39 feet to a point in the Easterly margin of Second Avenue North, thence Northerly with the Easterly margin of Second Avenue North to the beginning. Being that portion of Brandon Street and the adjoining sidewalk bounded on the north by Kenneth E. Rush's property and on the south by the centerline of Brandon Street in Nashville, Davidson County, Tennessee, the said Brandon Street having been closed by ordinance number 082-1107 of the Metropolitan Council of Metropolitan Nashville and Davidson County, Tennessee adopted January 19, 1983.

This is improved property known as 117 Union Street, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes which will be paid by Grantee.

2. All other matters of record.

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, her heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are the Co-Executors named under the Will of Kenneth E. Rush, entered under Order for Probate filed March 30, 1984, Docket No. 74620 and, as such Co-Executors, have a good right to convey said land pursuant to the Final Order.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the

title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 10th day of February, 1989.

Henrietta Jane Rush, as Co-Executor Under the Will of Kenneth E. Rush

THIRD NATIONAL BANK IN NASHVILLE, as Co-Executor Under the Will of Kenneth E. Rush

By: _____

Title: _____

10393

FEB 21 2 27 PM '89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debra E. Emerson, 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, as Co-Executor Under the Will of Kenneth E. Rush, executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10th day of February, 1989.

Debra E. Emerson
Notary Public

My Commission Expires: 9-11-90

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Clara Milligan, a Notary Public of said County and State, personally appeared Joseph K. Pixley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sr. V.P. & Trust Officer (or other officer authorized to execute the instrument) of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, as Co-Executor Under the Will of Kenneth E. Rush, and that he as such Sr. V.P. & Trust Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Sr. V.P. & Trust Officer.

Witness my hand and seal, at Office in Nashville, this 10th day of February, 1989.

Clara Milligan
Notary Public

My Commission Expires July 9, 1989

My Commission Expires: _____

8701W/02-01-89