BOOK 7776 PAGE 290

WARRANTY DEED

FROM: Jane B. Rush,
Grantor

This instrument was prepared
G. Michael Yopp
Farris, Warfield & Kanaday
Eighteenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: Stephen K. Rush and
Phillip V. Rush,
Grantees

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
c/o Stephen K. Rush Suite 1900 Third National Financial Center Nashville, TN 37219	Same	93-2-4-2

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand and nø/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

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

FOR AND IN CONSIDERATION OF the premises herein contained and for no monetary consideration Jane B. Rush, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Stephen K. Rush and Phillip V. Rush as tenants in common (the "Grantees"), their 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.

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.

BEING the same property conveyed to Jane B. Rush, an unmarried woman, by deed from Henrietta Jane Rush and Third National Bank in Nashville, as Co-Executors Under the Will of Kenneth E. Rush, of record in Book 7776, page 286, Register's Office for Davidson County, Tennessee.

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 Grantees.

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 Grantees, their heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor has a good right to convey said land.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons.

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

Jane B. Rush

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debra E. Emerson, a Notary Public of said County and State, JANE B. 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.

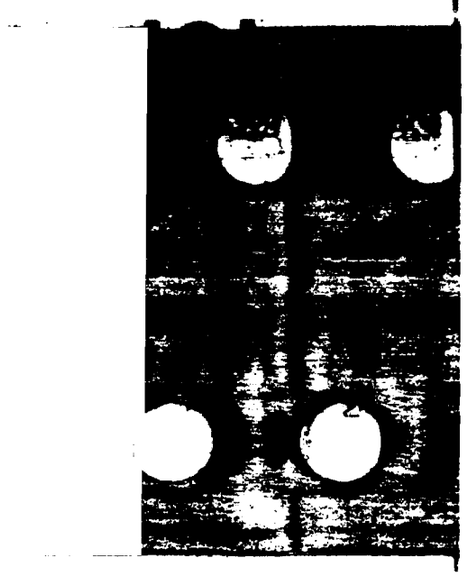
Witness my hand, at Office, this 10th day of February, 1989.

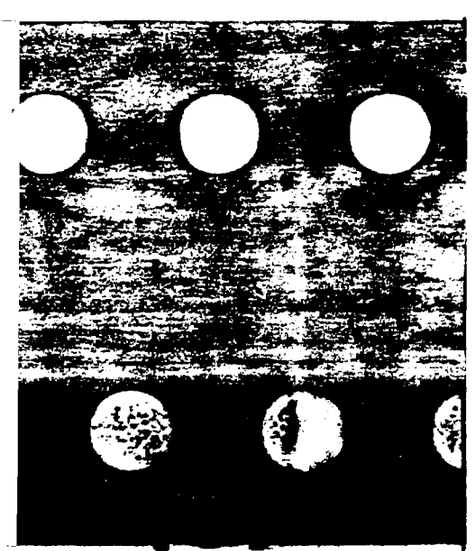
Notary Public

My Commission Expires: 9-11-90

5336D/02-01-89

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 300000.00
CON TX 990.00
PRFEE 0.50
MDEED 9.00
~~TOTAL 999.50~~
~~CHECK 999.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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No. 183268