This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Sammy S. Rudolph and wife,
Connie Rudolph
514 Hickory Trail Drive
Nashville, Tennessee 37209

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 114
PARCEL 118

BOOK 9425 PAGE 122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Randy Knowles and wife, Dianne Knowles and J. William Dysart and wife, Joy Knowles Dysart ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Sammy S. Rudolph and wife, Connie Rudolph ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 649 Old Hickory Boulevard, Nashville, Tennessee 37209.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantees, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27 day of July, 1994.

Randy Knowles

Dianne Knowles

J. William Dysart

Joy Knowles Dysart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Randy Knowles and wife, Dianne Knowles, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal this the 27 day of July, 1994.

Notary Public

My Commission Expires: 9/16/95

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. William Dysart and wife, Joy Knowles Dysart, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal this the 22nd day of July, 1994.

SHERYL EUBANKS NOTARY PUBLIC STATE OF COLORADO

Notary Public

My Commission Expires: 02/07/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is ~~$257,000.00~~ 257,500.00 B.R.

Sammy S. Rudolph
Affiant

Subscribed and sworn to before me this 27 day of July, 1994.

Notary Public

My Commission Expires: 9/16/95

EXHIBIT "A"

TRACT NO. 1

BOOK 9425 PAGE 124

LAND in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northeasterly part of Lot No. 6 on a survey of a part of H. C. Carter's 11.82 acre tract of land, described according to a survey made by S. H. Hutchison, Surveyor, dated August 30, 1952, as follows:

BEGINNING at a point in the center of Old Hickory Boulevard at the southeast corner of the property conveyed to Mary Gustava Ingrum by deed from H. C. Carter and wife, of record in Book 1555, page 225, Register's Office for said County, being the corner of Lot Nos. 5 and 6; thence with the line between said two lots, North 88 degrees 30 minutes West 267 feet to an iron pin; thence South 3 degrees 15 minutes West 127. 1/2 feet to an iron pin; thence North 89 degrees East 292 feet to the center of said Boulevard; thence with the center of said Boulevard, North 8 degrees West 122 feet to the BEGINNING, containing .8 of an acre, more or less.

TRACT 2

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the northwesterly part of Lot No. 6 on a survey of a part of H. C. Carter's 11.82 acre tract of land, described as follows:

BEGINNING on the line between Lot Nos. 5 and 6 on said survey at the northwest corner of the property conveyed to William Hardin Parman and wife, by deed from William M. Judd and wife, of record in Book 2092, page 339, Register's Office for said County, being North 88 degrees 30 minutes West 267 feet from the center of Old Hickory Boulevard; thence with the line between said Lot Nos. 5 and 6, North 88 degrees 30 minutes West 298.4 feet to the southwest corner of said Lot No. 5; thence South 8 degrees 15 minutes East 127 1/2 feet; thence eastwardly 271.6 feet to said Parman's southwest corner; thence with said Parman's western boundary line, northwardly 127 1/2 feet to the BEGINNING.

Being the same property conveyed to Randy Knowles and wife, Dianne Knowles and J. William Dysart and Joy Lynn Knowles, Both Unmarried, by deed from William Hardin Parman and wife, Dorothy Clarine Parman of record in Book 7901, page 248, Register's Office for Davidson County, Tennessee.

Joy Lynn Knowles, Joy L. Knowles Dysart and Joy Knowles Dysart are one and the same person.

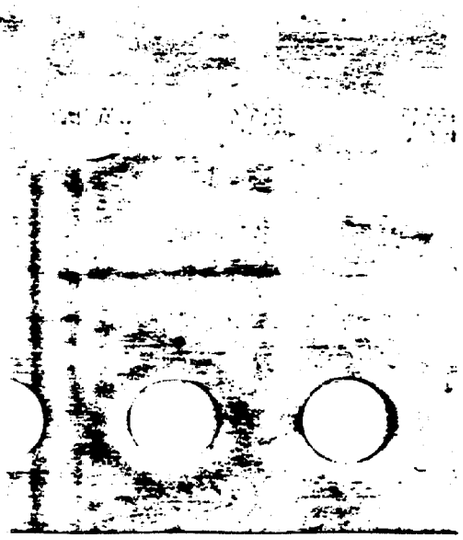
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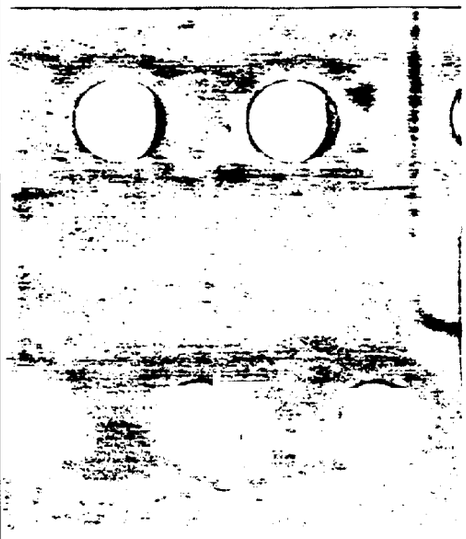
IDENTIFICATION REFERENCE

94 AUG -2 AM 10:32

DAVIDSON COUNTY REGISTER

0101 03CHECK 965.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9425 PAGE 125

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

CAMT 257500.00

CON TX	952.75
PRFEE	1.00
WDEED	12.00
TOTAL	965.75
CHECK	965.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/94 01 10:32 0001 3527

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IDENTIF. # REFERENCE

94 AUG -2 AM 10:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 820056