This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 1901
First American Center
Nashville, TN 37238-1901

ADDRESS NEW OWNER:
John Thomas Horton
1215 5th Avenue No., Apt. D
Nashville, TN 37208

BK 10275 PG 255

SEND TAX BILL:
To Owner
SUITE 2600 611 COMMERCE ST.
NASHVILLE, TN 37203

MORTGAGEE:
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP 82-9
GROUP
PARCEL 292

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Phillip V. Rush and Nancy B. Hardaway, both unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Thomas Horton, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being the northerly 46-1/2 feet of Lot No. 1 on the Plan of Ratterman's Subdivision of Lots Nos. 87, 88, 89 and 90, in D. T. McGavock's First Addition, of record in Book 161, page 42, Register's Office for said County.
>
> Said part of Lot No. 1 fronts 46-1/2 feet on the westerly side of Fifth Avenue, North, formerly Summer Street, and runs back between parallel lines 170.9 feet to an alley.
>
> BEING the same property conveyed to Phillip V. Rush and Nancy B. Hardaway, by deed from Third National Bank in Nashville, Trustee under the Will of George Louis Catignani, deceased, John O. Catignani, George Louis Catignani, Jr., Nancy Ann Catignani Smith, Mary Kathryn Catignani Ramsey, and Evalyn Tanksly Catignani Hobbs, as of record in Book 6679, page 160, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as the previous transfer.

This is unimproved property known as 1235 5th Avenue North, Nashville, TN 37208.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Thomas Horton, unmarried, his heirs and assigns, forever; and we, Phillip V. Rush and Nancy B. Hardaway, both unmarried, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs 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.

BOOK 10275 PG 256

Witness our hands and to be effective as of the 27th day of November, 1996.

Phillip V. Rush

Nancy B. Hardaway

0377 12/02 0101 03CHECK 101.50

STATE OF GEORGIA)
COUNTY OF Fulton)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Phillip V. Rush, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, this the 22nd day of November, 1996.

Wanda Wallace
NOTARY PUBLIC

WANDA WALLACE NOTARY PUBLIC GEORGIA

My Commission Expires: Notary Public, DeKalb County, Georgia My Commission Expires August 30, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ADAM R. SMITH, a Notary Public in and for the aforesaid County and State, **Nancy B. Hardaway, unmarried**, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27TH day of November, 1996.

Notary Public

ADAM R. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of November, 1996.

NOTARY PUBLIC

ADAM R. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

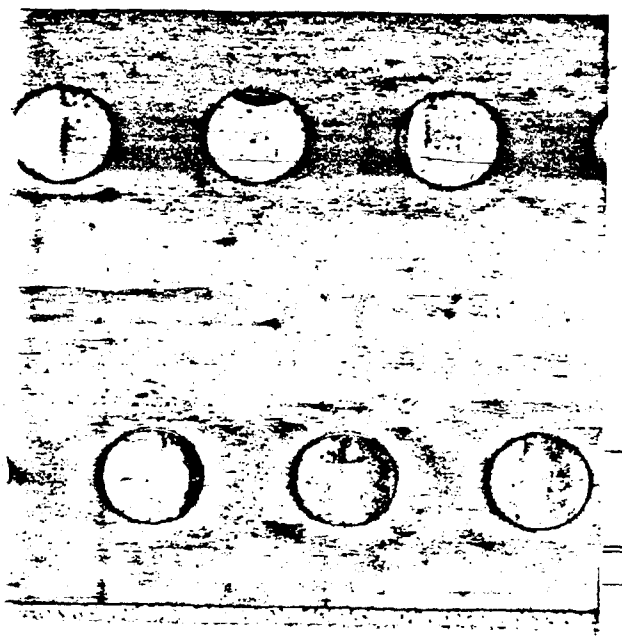
My Commission Expires: JUNE 19, 1999

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96 DEC -2 AM 10:58
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02511146



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

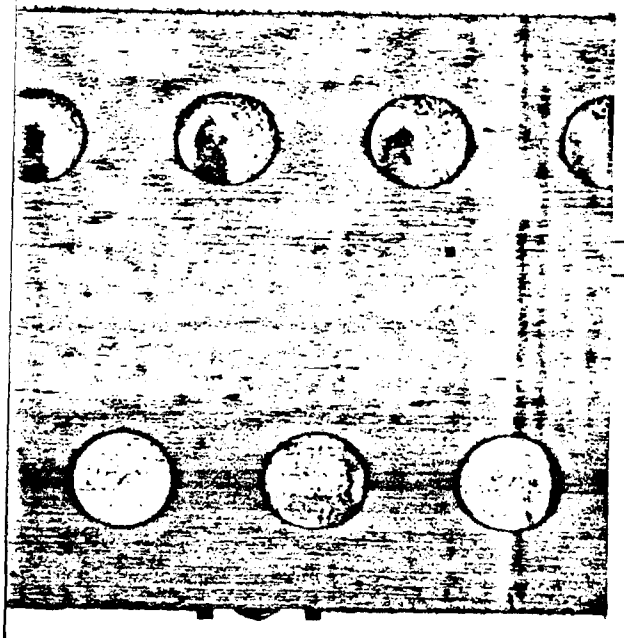
RECEIVED OF _____

FOR _____

BOOK 10275 PG 257

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	25000.00
			CON TX	92.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	101.50
			CHECK	101.50
12/02/96	01	11:00	0001	0377



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251146

IDENTIFICATION REFERENCE

96 DEC -2 AM 10:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093053