Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

BOOK 10288 PG 752

39-B
File #96-1207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gertrude H. Bohlken,** a widow hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Ray Rushlow, and wife Mary Jane Rushlow**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being two tracts of land in the Ninth Civil District of Davidson County, Tennessee, on the east side of Highway 96 as shown on the unrecorded map prepared by Barge, Waggoner & Summer dated June 26, 1970, and being more particularly described as follows:

TRACT 1:
Beginning at a point on the easterly margin of State Highway No. 96, said point being 675.0 feet northwesterly from the intersection of the easterly margin of Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, Page 242, Register's Office for Davidson County, Tennessee; thence with said easterly margin of Highway No. 96, with a curve to the right, 400.0 feet to a point, said curve having a chord of North 32 deg. 26' West, 399.5; thence leaving said easterly margin of Highway No. 96, in a easterly direction North 62 deg. 45" east, 1767.6 feet to a point in the southerly line of the property conveyed to J.M. Groves, et ux, as recorded in Book 1515, Page 188, Register's Office for Davidson County; thence leaving said Grove's southerly line, in a southerly direction South 19 deg. 12' West 251.9 feet to a point; thence in a southwesterly direction South 54 deg. 30' West, 1565.2 feet to a point in the easterly margin of Highway No. 96, the point of beginning, containing 10.8 acres, more or less.

TRACT 2:
Beginning at a point on the easterly margin of State Highway No. 96, said point being 275.0 feet northwesterly from the intersection of the easterly margin of Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, Register's Office for Davidson County; thence with said easterly margin of Highway No. 96, with a curve to the right 400.00 feet to a point, said curve having a chord of North 42 deg. 46' west. 399.5 feet; thence leaving said easterly margin of Highway 96, in an easterly direction North 54 deg. 30' East, 1565.2 feet to a point; thence, in a southerly direction South 19 deg. 12' West, 685.7 feet to a point; thence in a southwesterly direction South 54 deg. 30' West 955.0 feet to a point in the easterly margin of Highway No. 96, the point of beginning, containing 11.5 acres, more or less.

Being the same property conveyed to Darrell R. Bohlken an wife Gertrude A. Bohlken by deed of record in Book 4550, Page 77, Register's Office for said County. Darrell R. Bohlken having since died.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 9570 New Highway 96 West, Franklin, TN 37064

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 11th day of December, 1996

Gertrude A. Bohlken

Gertrude H. Bohlken

State of Tennessee)
County of Davidson)

On this the 11th day of December, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Gertrude A. Bohlken**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$370,000.00**.

Affiant

Sworn and subscribed before me on this the 11th day of December, 1996.

Notary Public

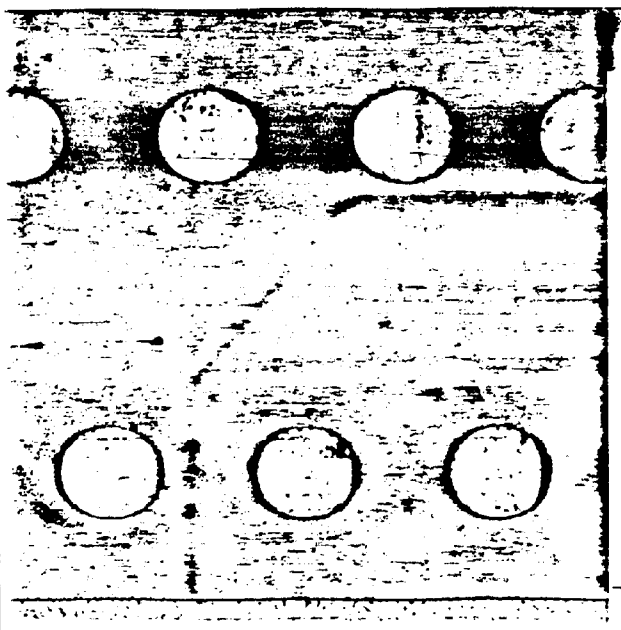
My Commission Expires: 11-22-97

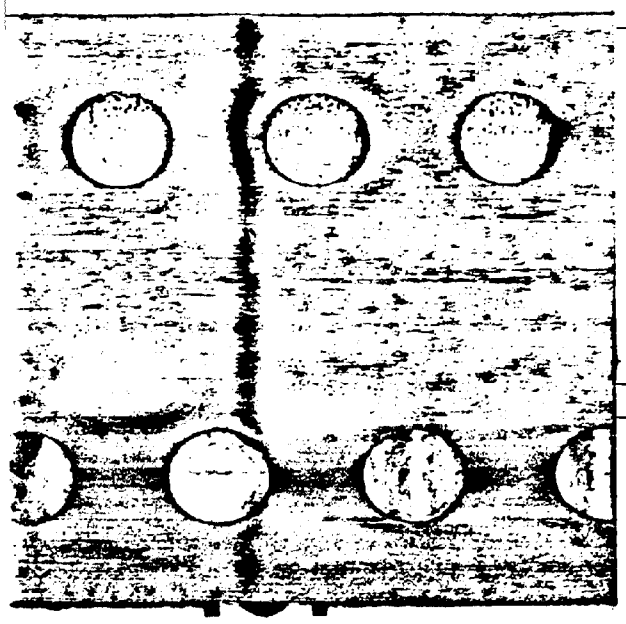
0255248
IDENTIF. & REFERENCE

96 DEC 12 PM 2:09
DAVIDSON COUNTY, TN.

4995 13.2 0101 03CHECK 1378.00

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Timothy Ray Rushlow	**SunTrust Bank**	**178-0-40, and**
9570 New Highway 96 West	**201 4th Avenue North**	**178-0-41**
Franklin, TN 37064	**Nashville, TN 37219**	





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10288 PG 754

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 37000.00
				ERR CO
				CAMT 37000.00-
				CAMT
				370000.00
				CON TX 1369.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1378.00
				CHECK 1378.00
		12/12/96	01	14:09 0001 4995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255248
IDENTIF. ↑ REFERENCE

96 DEC 12 PM 2:09

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1097619