ADDRESS NEW OWNER AND SEND TAX BILLS:

THOMAS V. WHITE, AGENT
Tune, Entrekin & White
First American Center, Suite 2100
Nashville, TN 37238

MAP PARCEL NOS.

Map 133-15
Parcel 87

THIS INSTRUMENT PREPARED BY:

HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

97 MAY -1 PM 4:14
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

0300385
IDENTIFICATION REFERENCE

BOOK 10433 PAGE 514

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged; **THE BANK OF NASHVILLE**, a Tennessee Corporation, **Executor of the Estate of Kenneth George Rucker**, but not further or otherwise, has bargained and sold, and by these presents does hereby transfer and convey unto the **ROMAN CATHOLIC BISHOP OF THE DIOCESE OF NASHVILLE, TENNESSEE** and **FATHER RYAN HIGH SCHOOL** (collectively the "Church"), **NATIONSBANK OF GEORGIA, N.A., Trustee for the Walter G. Rucker Family Trust** ("Walter Rucker Trust"), and **NATIONSBANK OF GEORGIA, N.A., Trustee for the Marilou Rucker Family Trust** ("Marilou Rucker Trust"), as tenants in common, with the Church having an undivided 74.39% interest in the fee, the Walter Rucker Trust having an undivided 12.805% interest in the fee, and the Marilou Rucker Trust having an undivided 12.805% interest in the fee, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 2 on the Plan of Travis Park, as of record in Book 3700, pages 61 and 62, Register's Office for said county.
>
> Said Lot No. 2 fronts 160 feet on the easterly side of Nolensville Road and extends back 196.8 feet on the northerly line and 233.5 feet on the southerly line to a dead line, which is a broken line, measuring 182.5 feet thereon.
>
> Being the same property conveyed to The Bank of Nashville, a Tennessee corporation, Executor of the Estate of Kenneth George Rucker, by deed from K.G. Rucker Company, a Tennessee corporation, of record in Book 9227, page 588, Register's Office for said county.
>
> This is improved property, known as 5750 Nolensville Road, Nashville, TN 37211.

This conveyance is made subject to:

1. 1997 taxes

2. Lease agreement dated February 26, 1993 between K.G. Rucker Company and The Krystal Company of record in Book 8893, page 115, Register's Office for Davidson County, Tennessee.

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. Grantor does hereby covenant with the said Grantees that it has not made, done, executed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except the execution of the lease agreement shown above; and Grantor does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend the title to said land to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons except that of the above-mentioned lessee claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 24 day of April, 1997.

THE BANK OF NASHVILLE,
a Tennessee Corporation,
Executor of the Estate of
Kenneth George Rucker

By: Wirt C. McKnight

Title: Sr. Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $0.00.

Wirt C McKnight

Sworn to and subscribed before me,
this 24th day of April, 1997.

Edie Rivers
Notary Public

6070 05/01 0101 03CHECK 8.00

My commission expires: My Commission Expires July 20, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Wirt C McKnight, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Senior Vice President of The Bank of Nashville, a Tennessee corporation, Executor of the Estate of Kenneth George Rucker, the within named bargainor, and that he as such Officer, executed the within instrument for the purposes therein contained by signing the name of the corporation by the said Senior Vice President as such officer. Wirt C McKnight

Witness my hand and seal at office in Nashville, Tennessee,
this 24th day of April, 1997.

Edie Rivers
Notary Public

My commission expires: My Commission Expires July 20, 2000

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