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IDENTIF. & REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10718 PG 348

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 600, 200 Fourth Avenue, North
Nashville, Tennessee 37219

QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NOS. |
|---|---|---|
| 117 UNION STREET, LTD. | New Owner | Map 93-02 |
| Suite 2925, SunTrust Center | | Parcel 4 |
| 424 Church Street | | |
| Nashville, TN 37219 | | |

KNOW ALL MEN BY THESE PRESENTS that Stephen K. Rush, married, and Phillip V. Rush, unmarried, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto 117 Union Street, Ltd., a Tennessee general partnership composed of Steven K. Rush and Phillip V. Rush, all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

Nancy B. Rush joins in the execution of this instrument to convey her interest in the property, if any, including any homestead rights, as spouse of Stephen K. Rush.

This is improved property known as 232-2nd Avenue, North, Nashville, Tennessee 37201.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on the dates set forth below.

Stephen K. Rush

Phillip V. Rush

Nancy B. Rush

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen K. Rush and wife, Nancy B. Rush, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 3rd day of December, 1997.

Notary Public

My Commission Expires: April 3, 1999

STATE OF Tennessee )
COUNTY OF Knox )

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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 28th day of November, 1997.

Martha A Burton
Notary Public

My Commission Expires: April 3, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Stephen V Rush
Affiant

Sworn to and subscribed before me this 3rd day of December, 1997.

Martha A Burton
Notary Public

My Commission Expires: April 3, 1999

0265 12/12 0101 03CHECK 12.00

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

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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 Stephen K. Rush and Phillip V. Rush, as tenants in common, by deed from Jane B. Rush of record in Book 7776, page 290, Register's Office for Davidson County, Tennessee.

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