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This Instrument Prepared By:
John N. Popham, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 10741 PG 235

Address New Owner	Send Tax Bills To	Map-Parcel Number
Cumberland Investments, LLC 304 Whittington Parkway Suite 200 Louisville, KY 40222	Cumberland Investments, LLC 304 Whittington Parkway Suite 200 Louisville, KY 40222	106-7-31

7103 12/31 0101 03CHECK 4965.75

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JANE B. RUSH,** ("Grantor"), an unmarried individual, has bargained and sold and by these presents does transfer and convey unto **CUMBERLAND INVESTMENTS, LLC**, a Kentucky limited liability company ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee and more particularly described on **Exhibit A** attached hereto and made a part hereof by this reference.

The conveyance of the property described herein is made expressly subject to those matters set forth on **Exhibit B** attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said tract or parcel of land, and the buildings and improvements situated thereon, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor does covenant with the said Grantee that the title to said property is free from all encumbrances made or suffered by Grantor, except as otherwise set forth herein; and Grantor does further covenant and bind herself, her heirs and representatives, to warrant specially and forever defend the title to the said land to Grantee, its successors and assigns, against the lawful claims of all persons, claiming by or through Grantor, except as to those matters described on **Exhibit B** attached hereto to which this conveyance is made subject, but no further or otherwise.

IN WITNESS WHEREOF the undersigned has executed this instrument on this 30th day of December, 1997.

By: Jane B. Rush
Jane B. Rush

0385522
IDENTIFICATION REFERENCE

97 DEC 31 AM 10:58
REGISTER
DAVIDSON CO. TN.

172239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of December, 1997, before me, a notary public of the state and county aforesaid, personally appeared **JANE B. RUSH,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee this 29th day of December, 1997.

Notary Public

My Commission Expires:

1/27/01

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,337,500.00.

Louis A. Willinger, Member
Cumberland Investments, LLC

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

Notary Public
My Commission Expires: 7/18/2001

EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of the Subdivision of the Jaken Investments Property, as of record in Plat Book 5200, page 476, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a Boundary Survey of Lot 1, Subdivision of the Jaken Investments Property, dated August 1, 1997, last revised December 29, 1997, prepared by Jimmy W. Springer, R.L.S., TN No. 825, Cherry Land Surveying, Nashville, Tennessee, Job No. 97234 CW as follows:

Beginning at an existing PK nail in the westerly right-of-way line of Spence Lane, 120 feet in width at a corner common with Lot 2 of said Subdivision of the Jaken Investments Property, also being the property of Jane B. Rush, as of record in Deed Book 7776, page 294, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Spence Lane South 24 deg 42 min 34 sec West, 417.44 feet to an existing concrete monument at a corner common with the property of the Tennessee Rural Electric Corporation Association, as of record in Deed Book 2998, page 125, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Spence Lane with the northerly property line of the Tennessee Rural Electric Corporation Association North 58 deg 21 min 55 sec West, 389.45 feet to an existing concrete monument with punch hole;

Thence North 51 deg 12 min 11 sec West, 19.33 feet to an existing right-of-way monument in the easterly right-of-way line of Interstate 40 On Ramp to Murfreesboro Road, width varies;

Thence with the easterly right-of-way Line of Interstate 40 On Ramp to Murfreesboro Road North 00 deg 43 min 40 sec West, 143.01 feet to an existing right-of-way monument set at the intersection with the southeasterly right-of-way line of Interstate 40, width varies;

Thence leaving the easterly right-of-way line of Interstate 40 On Ramp to Murfreesboro Road with the southeasterly right-of-way line of Interstate 40 North 34 deg 32 min 34 sec East, 241.16 feet to an existing iron rod at a corner common with said Lot 2;

Thence leaving the southeasterly right-of-way line of Interstate 40 with the southerly property line of said Lot 2 South 65 deg 09 min 27 sec East, 425.60 feet to the point of beginning, containing 173,070 square feet or 3.973 acres more or less.

Being part of the same property conveyed to Jane B. Rush, as of record in Deed Book 7776, page 294, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

BOOK 10741 PG 238

1. Real property taxes for the year 1997 and subsequent years.

2. All matters shown on the plan of the Edward Trabue property as evidenced in Minute Book "I", pages 190 and 191, United States Circuit Court at Nashville, Tennessee.

3. All matters shown on the Plan of the Subdivision of the Jaken Investments Property of record in Book 5200, page 476, Register's Office for Davidson County, Tennessee.

4. Encroachment of concrete pad along northern boundary of property onto the subject property as shown by the Boundary Survey of Lot 1, Subdivision of the Jaken Investments Property, dated August 1, 1997, last revised December 29, 1997, prepared by Jimmy W. Springer, R.L.S., TN No. 825, Cherry Land Surveying, Nashville, Tennessee, Job No. 97234 CW.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10741 PG 239

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
1337500.00
CON TX 4948.75
PRFEE 1.00
WDEED 16.00
TOTAL 4965.75
CHECK 4965.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 0001 7103

0385522
IDENTIFICATION REFERENCE

97 DEC 31 AM 10:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1237799