PICK-UP

THIS INSTRUMENT PREPARED BY:
PATRICIA A. MONTGOMERY (#16220)
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

Instr:200001210007427 Page: 1 OF 5
REC'D FOR REC 01/21/2000 4:01:59PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $1110.00

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
AJS ASSOCIATES 7604 Highway 60 Sellersburg, IN 47172	Same	70-13-117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand Dollars ($300,000).

AFFIANT

Lora Daniels
NOTARY PUBLIC

LORA DANIELS NOTARY PUBLIC AT LARGE TENN. DAVIDSON

My Commission Expires: 1/22/2000

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, BUCKNER FAMILY INVESTMENTS, G.P., a Tennessee general partnership, ROBERT P. CAIN, JR. and SUNTRUST BANK, NASHVILLE, N.A., SUCCESSOR TO THIRD NATIONAL BANK AS TRUSTEE OF THE CHARLES V. RUNYON, JR. REVOCABLE POUR-OVER TRUST FOR RITA CAIN RUNYON, DOROTHY RUNYON CUMMINGS, BRENDA RUNYON DEERE, AND CHARLES V. RUNYON, III AND ISSUE ("GRANTORS"), have bargained and sold, and by these presents do hereby convey unto AJS ASSOCIATES, a Kentucky general partnership ("GRANTEE"), its successors and assigns all their right, title and interest in a certain tract or parcel of land located in Second Councilmanic District, Davidson County, Tennessee east of Clarksville Highway and north of the Cumberland River and being more particularly described on the attached **Exhibit A.**

TO HAVE AND TO HOLD the property in fee simple with the appurtenances, estate, title and interest thereto belonging to GRANTEE, its successors and assigns forever.

GRANTORS do covenant with GRANTEE that they are lawfully seized and possessed of the land in fee simple, have a good and lawful right to convey it, and warrant that the property is unencumbered.

GRANTORS do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the land to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 6 day of January, 2000.

BUCKNER FAMILY INVESTMENTS, G.P.

By: _____
John H. Buckner, Managing Partner

_____
Robert P. Cain, Jr.

CHARLES V. RUNYON, JR. REVOCABLE POUR-OVER TRUST FOR RITA CAIN RUNYON, DOROTHY RUNYON CUMMINGS, BRENDA RUNYON DEERE, AND CHARLES V. RUNYON, III AND ISSUE

By: SUNTRUST BANK, NASHVILLE, N.A., SUCCESSOR TO THIRD NATIONAL BANK AS TRUSTEE

By: _____ SVP/TO
Name: Stephen E. Davis
Title: Group Vice President + Trust Officer



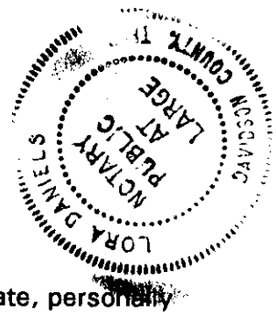
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared John H. Buckner, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of BUCKNER FAMILY INVESTMENTS, G.P., a general partnership, the within named bargainor and that as such Managing Partner, he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office, this 20th day of January, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 7/22/2000



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Stephen E. Davis, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Trust Officer of SunTrust Bank, Nashville, N.A., a corporation acting as Successor Trustee of the CHARLES V. RUNYON, JR. REVOCABLE POUR-OVER TRUST FOR RITA CAIN RUNYON, DOROTHY RUNYON CUMMINGS, BRENDA RUNYON DEERE, AND CHARLES V. RUNYON, III AND ISSUE, the within named bargainor, and that as such Trust Officer, she/he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office, this 20th day of January, 2000.

Lora Daniels
NOTARY PUBLIC

My Commission Expires: 7/22/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared ROBERT P. CAIN, JR., with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6 day of January, 2000.

Paulette O. Polley
NOTARY PUBLIC

My Commission Expires: 11-25-00

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20560.00
01/05/00

SURVEYOR'S DESCRIPTION
OF
BUCKNER FAMILY INVESTMENTS, G.P., et al PROPERTY

Land located in the Second Councilmanic District of Davidson County, Tennessee east of Clarksville Highway and north of the Cumberland River and being more particularly described as follows:

Beginning at a railroad spike in the easterly right-of-way of Clarksville Highway (State Route 12) and the southerly right-of-way of Cliff Drive;

Thence with said right-of-way of Cliff Drive North 44° 49' 20" East, 345.17 feet to an iron rod at a northwesterly corner of Johnnie R. Randolph property of record in Deed Book 10898, Page 635, R.O.D.C.;

Thence with the westerly boundary of said Randolph Property South 45° 04' 25" East, passing a witness iron pipe at 174.13 feet and continuing on, in all, 283.36 feet the low water mark of the Cumberland River;

Thence generally following said low water mark South 43° 42' 12" West, 364.51 feet to the easterly right-of-way of Clarksville Highway;

Thence with said right-of-way as follows:

North 45° 12' 49" West, passing a witness iron rod at 140.06 feet and continuing on, in all, 270.41 feet to an iron rod;
North 00° 20' 13" West, 28.30 feet to the beginning;

Containing 104,464 square feet or 2.398 acres, more or less, and being the same property conveyed to Buckner Family Investments, G.P. by deed from Buckner Family Investments, L.L.C. of record as instrument 199912290308652, R.O.D.C.; Robert P. Cain, Jr. by will from Bertha Geist Cain of record in Book 142, Page 373, C.O.D.C. and SunTrust Bank, Nashville, N.A., trustee by will from Charles V. Runyoun, Jr. of record in Book 28, Page 83, C.O.M.C.

The above-described property is subject to the following:

1. Such facts as an accurate title search may disclose.

2. Flowage easement for Cumberland River across southerly portion.

Being the same property conveyed to Bertha Geist and Elizabeth Geist, with a life estate in Elise Geist by deed of record in Book 417, page 281, Register's Office of Davidson County, Tennessee. Elise Geist has since died and Bertha Geist (known as Bertha Geist Cain) and Elizabeth Geist (known as Elizabeth Geist Chambers have also since died. Third National Bank in Nashville, Tennessee, executor of the Estate of Elizabeth Geist Chambers conveyed to Robert P. Cain, Jr. Mrs. Charles V. Runyon, Jr. (Dorothy Rita Cain) and Mrs. Henry K. Buckner, Jr. (Jean Marie Cain), by Executor's Quitclaim Deed recorded in Book 6615, page 674, Register's Office of Davidson County, Tennessee; wherein throughout said deed, Elizabeth Geist Chambers was incorrectly referred to as Elise Geist Chambers. The will of Bertha Geist Cain of record in Will Book 142, page 373, Probate Court of Davidson County, Tennessee, devised her interest in the above-described property to Robert P. Cain, Jr., Rita Cain Runyon (Mrs. Charles V. Runyon, Jr.) and Jean Cain Buckner (Mrs. Henry K. Buckner, Jr.). Mrs. Charles V. Runyon, Jr. (Dorothy Rita Cain) is one and the same person as Rita Cain Runyon, who having since died testate. The interest of Rita Cain Runyon in the above-described property was devised to Charles V. Runyon, Jr. by will of record in Will Book 17, page 423, in the office of the Clerk and Master of Montgomery County, Tennessee. Charles V. Runyon, Jr. having since died testate and title to his interest in the property vested in SunTrust Bank, Nashville, N.A., Successor to Third National Bank as Trustee of the Charles V. Runyon, Jr., Revocable Pour-Over Trust for Rita Cain Runyon, Dorothy Runyon Cummings, Brenda Runyon Deere, and Charles V. Runyon, III and Issue under the Last Will and Testament of Charles V. Runyon, Jr. of record in Will Book 28, page 83, in the office of the Clerk and Master of Montgomery County, Tennessee. By Quitclaim Deed of record as Instrument No. 199912290308652, Register's Office for Davidson County, Tennessee, the one-third interest in the property previously owned by Jean Cain Buckner was conveyed to Buckner Family Investments, G.P.