THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18273**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Margaret Brennan Affiant Subscribed and sworn to before me, this 17th day of SEPTEMBER, 2001. Notary Public My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Margaret Brennan ~~3716 West End Avenue~~ 2719 Wortham Nashville, TN ~~37205~~ 37215 Ave.	Bank of America 2059 Northlake Parkway Tucker, GA 30084	MAP 104-9 PAR 127 FB 26W 5006

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PHILLIP V. RUSH, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF JANE B. RUSH A/K/A HENRIETTA JANE RUSH ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARGARET BRENNAN, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3716 West End Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of SEPTEMBER, 2001.

Phillip V. Rush
PHILLIP V. RUSH

Davidson County DEEDWARR
Recvd: 09/18/01 14:17 2pgs
Fees:13.00 Taxes:1591.00
20010918-0100994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PHILLIP V. RUSH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of SEPTEMBER, 2001.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 29 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 65 feet of Lot No. 25, Block 7 on the Plan of Richland Realty Co. Division "A", as of record in Plat Book 161, page 151, Register's Office for said County, described as follows:

Said portion of Lot No. 25 fronts 65 feet on the northwesterly margin of West End Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jane Rush by deed from Jacek Kugler and spouse, Cheryl C. Kugler of record in Book 8763, page 895, said Register's Office. Jane Rush has since died and devised said property to Phillip V. Rush by Will of record in Will Book 238, page 734, Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20010316-0025273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 445, page 506; and (3) All matters appearing on the Plan of record in Plat Book 161, page 151, said Register's Office.