Return to:

THIS INSTRUMENT PREPARED BY:
MUDTER, MORGAN & PATTERSON
2000 Richard Jones Road
Suite 103
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 19827
File Box 9B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

There is no monetary consideration for this transfer.

Stephen K Rush
Affiant

Subscribed and sworn to before me this 14 day of January, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip V. Rush	New Owner	Map: 93-2-4
117 Union Street		Parcel: 2.00
Nashville, TN 37201		FB: 5W890

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, 117 UNION STREET, LTD., a Tennessee general partnership composed of Stephen K. Rush and Phillip V. Rush (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto PHILLIP V. RUSH, his heirs and assigns, a one-half (1/2) undivided interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 232 Second Avenue, North, Nashville, Tennessee also known as 117 Union Street, Nashville, Tennessee.

Whenever used, the singular number 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 14 day of January, 2003.

Davidson County DEEDQC
Recvd: 01/22/03 13:37 3pgs
Fees:17.00 Taxes:0.00
20030122-0009178

117 UNION STREET, LTD., a Tennessee general partnership

By: Stephen K Rush
Stephen K. Rush, Partner

By: Phillip V. Rush
Phillip V. Rush, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Stephen K. Rush, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is a partner of 117 Union Street, Ltd., a Tennessee general partnership, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 14th day of January, 2003.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

STATE OF GEORGIA)
COUNTY OF DeKalb)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Phillip V. Rush, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is a partner of 117 Union Street, Ltd., a Tennessee general partnership, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 9th day of January, 2003.

Wanda Wallace Lee

Notary Public

NOTARY PUBLIC, DEKALB COUNTY, GEORGIA
My Commission Expires August 17, 2006

My Commission Expires: _____

Exhibit "A"

Being a tract of land in the central portion of Davidson County, lying in the 19th Councilmanic District of Nashville, Tennessee. Bounded on the north by Right-of-Way (ROW) of Union Street (ROW varies), on the east by Robert Clark Fesmire and Charles E. Cooke as recorded in Instrument No. 20000615005710 Registers Office for Davidson County, Tennessee (RODC), on the south by Square Investment Holdings, L.P. as recorded in Deed Book 8778, page 886, Registers Office for Davidson County, Tennessee, on the west by ROW of 2nd Avenue South (ROW varies). Tract being more particularly described according to a survey by Robert M. Searson TRS No. 1666 dated December 18, 2002 as follows.

POINT OF BEGINNING being a point at the southeast corner of the intersection of Union Street and 2nd Avenue South, also being the northwest corner of the tract being described; thence with the southern ROW of Union Street North 65 deg. 52 min. 13 sec. East 95.92 feet to a point; thence leaving said ROW South 23 deg. 54 min 07 sec. East 50.56 feet to a set point, point also being in the centerline of Brandon Street which was closed by Metro Council Bill #082-1107; thence South 66 deg. 36 min. 03 sec. East 96.50 feet to a set point in the easterly margin of 2nd Avenue; thence with said ROW North 23 deg. 13 min. 46 sec. East 49.34 feet to the point of beginning.

Containing 4,805 square feet or 0.11 acres.

Being the same property conveyed to 117 Union Street, Ltd., a Tennessee general partnership composed of Steven K. Rush and Phillip V. Rush by quitclaim deed from Stephen K. Rush, married, and Phillip V. Rush, unmarried of record in Book 10718, page 348, said Register's Office.