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)

The actual consideration or value, whichever is greater, for this transfer is: $136,500.00.

Affiant

Subscribed and sworn to before me, this 9th day of January, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information:
Glenn Funk 117 Union Street Nashville, TN 37201	New Owner	Map: 93-2-4 Parcel: 2.00 FB: 5W890

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 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GLENN FUNK ("Grantee"), his heirs and assigns, his one-half (1/2) undivided interest, in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

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

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

And Grantor covenants that he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 9th day of January, 2003.

PHILLIP V. RUSH

Davidson County DEEDWARR
Recvd: 01/22/03 13:39 2pgs
Fees:13.00 Taxes:505.05
20030122-0009180

STATE OF GEORGIA)
COUNTY OF DeKalb)

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, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, 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:

WANDA WALLACE LEE NOTARY PUBLIC GEORGIA DEKALB COUNTY

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 Phillip V. Rush, a one-half undivided interest by quitclaim deed from 117 Union Street, Ltd., a Tennessee general partnership composed of Stephen K. Rush and Phillip V. Rush, of record as Instrument No. 20030122000917 8, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6135, page 577; (3) Rights of others in and to party walls; and (4) Easements and the rights of the public, if any, across that portion of subject property which was closed by the council of the Metropolitan Government of Nashville & Davidson County, Council Bill No. 082-1107, in the Count Court Clerk's Office for Davidson County, Tennessee.