BOX 13

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jeffrey S. Rudenske and wife, Hillary A. Rudenske	Merrill Lynch Credit Corporation	Map 83-13
1404 Russell Street	2001 Bishops Gate Blvd.	Parcel 286
Nashville, TN 37206	Mt. Laurel, NJ 08054	

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Henry McKinnon, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jeffrey S. Rudenske and wife, Hilary A. Rudenske** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 65, Block H, as shown on the map entitled Lindsley Property, of record in Plat Book 2, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Henry McKinnon, married, by deed of record in Instrument Number 20030626-0088258, said Register's Office.

The above described real estate is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 2, page 92, said Register's Office.

This is improved property commonly known as 1404 Russell Street, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $148,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2004.

Notary Public

My Commission Expires: 9/20/07

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/02/04 16:03 2pgs
Fees:13.00 Taxes:547.60

20040702-0079522

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of June, 2004.

Henry E. McKinnon

Henry McKinnon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Henry McKinnon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 2004.

BARBARA KEMPY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07