[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James U. Rust, IV	New Owner	Map 71-7
3410 Hobson Pike		Parcel 196
Hermitage, TN 37076		12047 26b

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, **Wanda A. Riggsbee and husband, Jackie Riggsbee** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **James U. Rust, IV, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A

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. Matters shown on the plan of record in Plat Book 332, page 4, said Register's Office.
3. Temporary Easement of record in Book 8358, page 539, said Register's Office.

This is improved property commonly known as306 E. Trinity Lane, Nashville, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $54,000.00.

James U Rust
Affiant

Subscribed and sworn to before me this 19th day of August, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

Davidson County DEEDWARR
Recvd: 08/20/04 15:04 3pgs
Fees:18.00 Taxes:199.80

20040820-0101106

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

And Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19 day of August, 2004.

Wanda A. Riggsbee

Jackie Riggsbee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of August, 2004.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

EXHIBIT A

Land in Davidson County, Tennessee, being the East one-half of Lot No. 4 on the Map of Trinity Heights, as of record in Book 332, page 4, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Trinity Lane and runs back between lines, 165.78 feet on the east line and 165.235 feet, more or less, on the west line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Wanda A. Riggsbee, from James W. Cole and wife, Bertha P. Cole by deed of record as Instrument No. 20000829-0085369, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but expressly EXCLUDED THEREFROM is a permanent right of way conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from James Cole and wife, Bertha P. Cole, of record in Book 8358, page 539, Register's Office for said County, described as follows:

PERMANENT RIGHT OF WAY: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the James Cole, et ux property and being held in common with Leroy Kirby, et ux property, proceed along the easterly James Cole, et ux property line held in common with Leroy Kirby, et ux property S 2 degrees 40' 29" W. 5.00 feet, to a point; thence with a curve to the right having a radius of 559.58 feet, a back tangent bearing of N 86 degrees 57' 16" W. and a length of 50 feet, to a point on the westerly James Cole, et ux property boundary held in common with E. L. Lamb, et ux property; thence along the westerly James Cole, et ux property boundary held in common with E. L. Lamb, et ux property N 2 degrees 49' 29" E. 5.0 feet to a point, said point being the existing northwesterly corner of the James Cole, et ux property and being held in common with E. L. Lamb, et ux property; thence along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent bearing of S 86 degrees 27' 23" E, and a length of 50 feet, more or less to the point of beginning. Total permanent right-of-way containing 250 square feet, more or less.