OWNER'S CERTIFICATE

We hereby certify that we are the Owners of the property shown hereon as evidenced in Book 6715, Page 855, Register's Office of Davidson County, Tennessee and adopt this plan in accordance with the Horizontal Property Act of the State of Tennessee, Tennessee Code Annotated, Section 64-2701, et seq.

Name RUTLEDGE HOUSE, LTD.

By: _____ Date: 7/20/99

Title: _____

Note: Master deed recorded in Book ___, Page ___, R.O.D.C., Tennessee.

SURVEYOR'S CERTIFICATE

To the best of my knowledge and belief, I certify that this is a plat of Condominium Units in the Project known as **RUTLEDGE HOUSE**, located at 656 Second Avenue South, Nashville, Tennessee situated on land described in the deed to **Rutledge House, Ltd.** by deed from Metropolitan Development and Housing Agency recorded in Book 6715, Page 855, Register's Office for Davidson County, Tennessee and that the said plat truly represents the buildings with their unit number, its location in the building and the approximate number of square feet in each.

This plat is filed pursuant to the Horizontal Property Act of the State of Tennessee, Tennessee Code Annotated, Section **66-27-101**, et seq.

Date: 7-1-99 Name: **RAGAN-SMITH-ASSOCIATES, INC.**

By: _____ R.L.S. NO. 502

ROGER H. FUQUA — LICENSED — TENNESSEE — 502

COMMISSION'S APPROVAL

Approved for Record in the Register's Office for Davidson County not as a subdivision but as a Plat of Units in a Horizontal Property Regime for reference only.

Date: 10/1/99 By: _____ Secretary

RECORD

Recorded 10-1-99, Book 11700, Page 26 in the Register's Office of Davidson County, Tennessee.

NOTES:

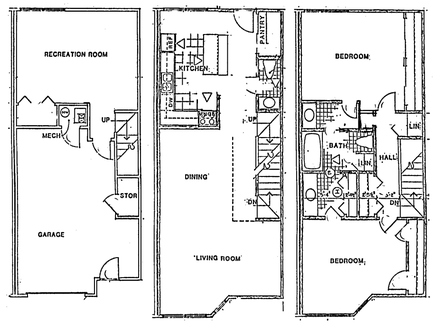
1. The purpose of this plat is to convert existing rental apartments to condominiums. All units shown are existing.
2. Outside boundary and location of buildings from ALTA/ACSM Land Title Survey by Ragan Smith-Associates, Inc., dated September 11, 1998.
3. Bearings based on recorded plat.
4. According to FEMA Maps Community 470040 Panel 169-C dated revised June 2, 1993, this property is NOT within an area of flood inundation.
5. Parcel numbers shown thus (00) pertain to Metro Property Map 93-11-C.
6. Base Parcel Number (174) Tax Map 93-11.
7. Details of types of units taken from architectural plans and were not verified in field.
8. Lot No. 1 Final Plat Rutledge Hill as of record in Book 6200, Page 318, R.O.D.C., Tennessee consists of Units 1 through 41 shown hereon.
9. Any excavation, fill or any disturbance of the existing ground elevation must be done in accordance with Stormwater Drainage Ordinance No. 78-840 and approved by the Metropolitan Department of Public Works.

CONDOMINIUM UNIT SCHEDULE

Unit # / Parcel #	Type*	Square Feet (±)	Street Address	Unit # / Parcel #	Type*	Square Feet (±)	Street Address
1	A	1,835	115 Lea Avenue	21	D	715	628 Second Avenue, S
2	A	1,835	117 Lea Avenue	22	D	715	632 Second Avenue, S
3	A	1,835	117 Lea Avenue	23	C	855	636 Second Avenue, S
4	A	1,835	121 Lea Avenue	24	C	855	638 Second Avenue, S
5	B	1,240	123 Lea Avenue	25	D	715	634 Second Avenue, S
6	B	1,240	125 Lea Avenue	26	D	715	630 Second Avenue, S
7	E	575	602 Second Avenue, S	27	D	715	640 Second Avenue, S
8	F	470	600 Second Avenue, S	28	D	715	644 Second Avenue, S
9	F	470	604 Second Avenue, S	29	C	855	648 Second Avenue, S
10	F	470	608 Second Avenue, S	30	E	575	650 Second Avenue, S
11	E	575	612 Second Avenue, S	31	F	470	646 Second Avenue, S
12	C	855	614 Second Avenue, S	32	F	470	642 Second Avenue, S
13	D	715	610 Second Avenue, S	33	F	470	652 Second Avenue, S
14	D	715	606 Second Avenue, S	34	E	575	654 Second Avenue, S
15	D	715	616 Second Avenue, S	35	B	1,240	2 Middleton Street
16	D	715	620 Second Avenue, S	36	B	1,240	4 Middleton Street
17	C	855	624 Second Avenue, S	37	B	1,240	6 Middleton Street
18	C	855	626 Second Avenue, S	38	A	1,835	8 Middleton Street
19	D	715	622 Second Avenue, S	39	A	1,835	10 Middleton Street
20	D	715	618 Second Avenue, S	40	A	1,835	12 Middleton Street
				41	A	1,835	14 Middleton Street

* *Legend regarding "TYPE":*

A — 2 Bedroom Townhouse with Recreation Room and Garage, 1-1/2 Baths
B — 2 Bedroom Townhouse without Garage, 1-1/2 Baths
C — 1 Bedroom Flat with Loft, 1 Bath
D — 1 Bedroom Flat without Loft, 1 Bath
E — Executive Suite/Loft, 1 Bath
F — Executive

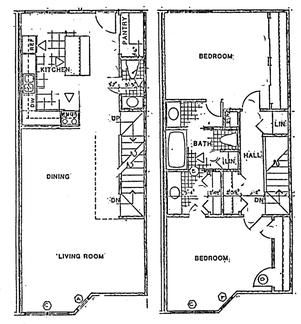


FIRST FLOOR SECOND FLOOR THIRD FLOOR

TYPE "A"

UNITS 1,2,3,4,38,39,40 & 41

NOT TO SCALE

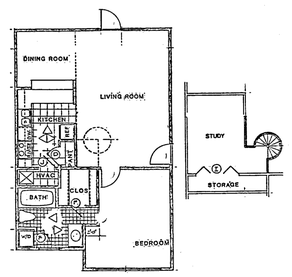


FIRST FLOOR SECOND FLOOR

TYPE "B"

UNITS 5,6,35,36, & 37

NOT TO SCALE

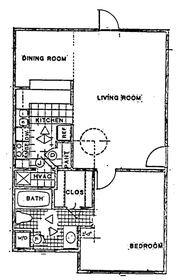


FIRST FLOOR LOFT

TYPE "C"

UNITS 12,17,18,23,24 & 29

NOT TO SCALE

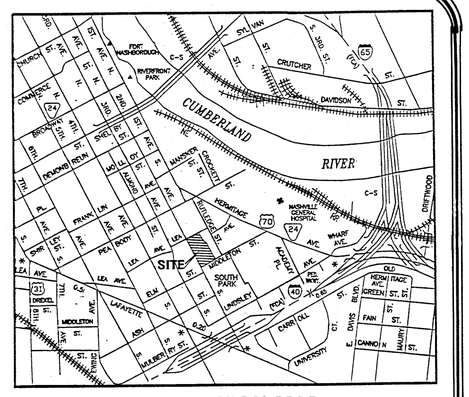


FIRST FLOOR

TYPE "D"

UNITS 13,14,15,16,19,20, 21,22,25,26,27,28, & 32

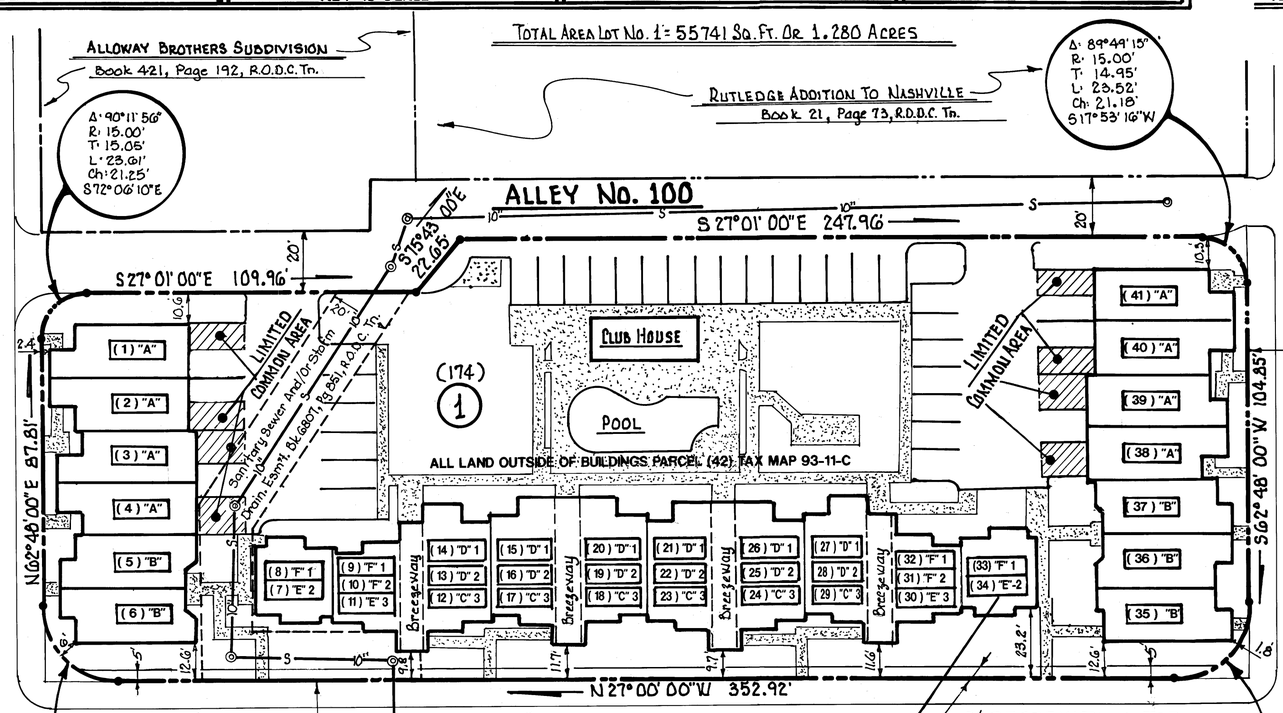
NOT TO SCALE



LOCATION MAP

Not To Scale

TOTAL AREA: 55741 SQ. FT. OR 1.280 ACRES



SPECIAL NOTE:

Maintenance of private water service lines and private sanitary sewer lines serving Units 1 Thru 41 shall be the responsibility of the individual property owners of Units 1 Thru 41. If any service lines cross one unit to serve another unit, by the recording of this plan, an easement for the repair or replacement of said service line is granted.

N.E.S. EASEMENT

A public utility and drainage easement adjacent to all street R.O.W. shall hereby be made a part of this recording. Width shall be 20 feet except where side building setbacks on corner lots are 15 feet. Where the width of the easement shall be reduced to 15 feet for the length of the building envelope only, then return to a 20 foot width.

SUBDIVISION NO. 99S-362U-9

Bylaws ..... Book ____, Page ____

Master Deed ..... Book ____, Page ____

Homeowners Association Charter ..... Book ____, Page ____

Attorneys Opinion ..... Book ____, Page ____

LEGEND

(30) "E" 3

Unit Number And Metro Tax Parcel Number

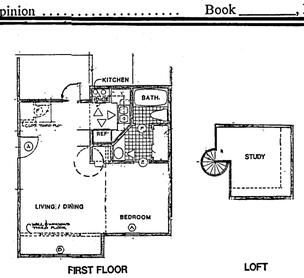
Type Of Unit (See Unit Schedule And Details)

Floor Number In Building

CORRESPONDENCE TO

Charles Ritzen
The Ritzen Group
707 Second Ave. So.
Nashville, Tn. 37210

Roger H. Fuqua V.P.
Ragan-Smith-Assoc. Inc.
P.O. Box 60070
Nashville, Tn 37206-0070
Pho. 244-8591 Fax 244-6739

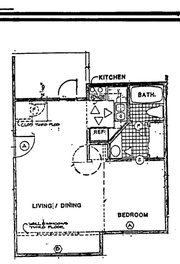


FIRST FLOOR LOFT

TYPE "E"

UNITS 7,11,30 & 34

NOT TO SCALE



FIRST FLOOR

TYPE "F"

UNITS 8,9,31,32 & 33

NOT TO SCALE

Rutledge House Condominiums

LOT NO. 1 RUTLEDGE HILL RECORDED BK. 6200, PG. 318 R.O.D.C. TN.

19TH COUNCILMANIC DISTRICT METRO. NASHVILLE-DAVIDSON COUNTY, TN.

MR. JULIUS SLOSS, COUNCILMAN

RUTLEDGE HOUSE, LTD., OWNERS

SCALE: 1"=30' 30 15 0 30 60

98-082

5857

RAGAN-SMITH-ASSOCIATES, INC.
PLANNERS. CIVIL ENGINEERS. LANDSCAPE ARCHITECTS. SURVEYORS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206

"CF"