WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,795.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 1999

Notary Public

MY COMMISSION EXPIRES: 3/21/2001
(AFFIX SEAL)

Instr:200001060001803 Page: 1 OF 2
REC'D FOR REC 01/06/2000 9:51:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $265.64

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Maloney (NAME)	Union Planters Bank, N.A. (NAME)	93-11-C-030.00CO
650 2nd Avenue South (ADDRESS)	P.O. Box 2282 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2282 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rutledge House, Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph P. Maloney

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Unit No. 30 on the Plan of Rutledge House Condominiums, of record in Book 11700, page 26, amending Book 6200, page 318, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the property conveyed to Rutledge House, Ltd., by deed from Metropolitan Development and Housing Agency, of record in Book 6715, Page 855, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 and subsequent years; all matters appearing on the plan of record in Book 11700, page 26, amending 6200, page 318; Master Deed of record in Book 11687, page 739; Water and Sewage Easement of record in Book 6974, page 696; Easement of record in Book 6807, page 851; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 650 2nd Avenue South, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of December 1999

Rutledge House, Ltd.
By: Equity Capital Corporation, a Tennessee corporation, its general partner
By:
Charles A. Ritzen, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles A. Ritzen, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Equity Capital Corporation, a Tennessee corporation, the sole general partner of Rutledge House, Ltd., a Tennessee limited partnership, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by executing the same on behalf of the general partner of the said Limited Partnership by himself as President of said corporation.

Witness my hand and seal at Brentwood, Tennessee, this 30th day of December, 1999.

My Commission Expires: 3/21/2001

Notary Public

NOTARY PUBLIC AT LARGE