WARRANTY DEED

Instr:200002160015721 Page: 1 OF 2
REC'D FOR REC 02/16/2000 3:28:32PM
RECORD FEE: $11.31
M. TAX: $0.00 T. TAX: $273.86

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,016.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2000

Notary Public

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

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
Eric T. Ross (NAME)	Union Planters Bank (NAME)	93-11-C-007.00CO
602 2nd Avenue South (ADDRESS)	P.O. Box 1785 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Memphis, TN 38101-1785 (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 Eric T. Ross, unmarried

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. 7 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 the same property conveyed to Rutledge House, Ltd., by deed from Metropolitian 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 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 11700, page 26, amending Book 6200, page 318; Master Deed of record in Book 11687, page 739; Easements of record in Book 6974, page 969 and Book 6807, page 851: all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 602 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 18th day of January, 2000

Rutledge House, Ltd.
By: Equity Capital Corporation, a Tennessee corporation, 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 18th day of January, 2000.

My Commission Expires: 3/21/2001

Notary Public

A. SCOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.