Davidson County DEEDWARR
Recvd: 11/07/00 16:03 2pgs
Fees:11.00 Taxes:273.80

20001107-0110858

BOX 15

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2000.

Notary Public
My commission expires: ~~03/24/04~~ 11/3/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Derek Todd Jones	Columbia National Inc.	093-11-0-C
654 Second Avenue South	P.O. Box 3050	034.00CO
Nashville TN 37210	Columbia, MD 21045-1050	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rutledge House, Ltd., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Derek Todd Jones, unmarried, hereinafter called the Grantees, their successors 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. 34, on the Plan of Rutledge House Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11687, Page 739, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Rutledge House Condominiums of record in Book 11700, Page 26, amending Book 6200, Page 318, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Rutledge House, Ltd. by deed from Metropolitan Development and Housing Agency, dated November 15, 1985, recorded in Book 6715, Page 855, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 654 Second Avenue South, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of November, 2000.

Rutledge House, Ltd.

By: _____
Jason Ritzen, Vice President of Equity Capital Corporation,
its sole general partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Ritzen, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice 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 Vice 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 Vice President of said corporation.

Witness my hand and seal at Brentwood, TN this 2nd day of November, 2000.

My Commission Expires: 1/31/04

_____
Notary Public