WARRANTY DEED

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day of December, 2000

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires JAN. 31, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa D. Bell	SAME	93-11C
(NAME) 646 Second Avenue South	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS) ,	31
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Rutledge House, Ltd.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melissa D. Bell, unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 31 on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 18, amended in Book 11700, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rutledge House, Ltd. by Warranty Deed of record in Book 6715, page 855, Register's Office of Davidson County, Tennessee.

Subject to easement to Metropolitan Government of Nashville and Davidson County, Tennessee, in Bill No. 85-851 as recorded in Book 6616, page 614; Easements to Metropolitan Government of Nashville and Davidson county as set forth in instrument recorded in Book 6807, Page 851; Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Bill No. 097-754, as recorded in Book 10512, Page 477; Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Bill No. 097-755, as recorded in Book 10512, Page 464; Master Deed establishing Rutledge House Condominiums of record in Book 11687, Page 739; Rights of tenants in possession, as tenants only, under unrecorded leases; all of record in Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Book 6200, page 318; Book 11700, Page 26; all of the Register's Office of Davidson County, Tennessee.

Finance statement recorded as Instrument No. 199912070300422 and Instrument No. 199912070300423 in Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/05/01 09:37 2pgs
Fees:11.00 Taxes:230.88

20010205-0010810

This is unimproved ( )
improved(x) property, known as 646 Second 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 29th Day of December, 2000.

Rutledge House, Ltd.

BY: V. Pres. - Equity Capital Corp, GP.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county aforesaid, personally appeared, Charles J. Ritzen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Equity Capital Corp, GP of Rutledge House, Ltd., the within named bargainor, and that he as such Vice President as duly authorized executed the foregoing instrument for he purposes therein contained, by signing the name of the company by himself as Vice President.

Witness my hand and official seal this 29th day of December, 2000.

Notary Public

Commission Expires: _____

C. E. PICKERING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004