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 $165,000.00

Affiant

Subscribed and sworn to before me this 16th day of February, 2001

Notary Public
My commission expires: 03/21/01

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

My Commission Expires
03-21-01

Address of New Owner:	Send Tax Bills to:	Tax-Information
Kenneth S. Schrupp	Bank of America, N.A.	093-11-0-C
115 Lea Avenue	2059 Northlake Parkway	001.00CO
Nashville TN 37210	Tucker, GA 30084	

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., a Tennessee limited partnership, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Kenneth S. Schrupp, 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. 1 on the Plan of Rutledge House Condominiums of record in Book 6200, Page 318, 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 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 115 Lea Avenue, 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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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 16th day of February, 2001.

Rutledge House, Ltd.

By: _____
Jason Ritzen, Vice President of Equity Capital Corporation, it's sole general partner

Davidson County DEEDWARR
Recvd: 02/27/01 14:53 2pgs
Fees:11.00 Taxes:610.50

20010227-0018217

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Ritzen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the 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 is authorized to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 16th day of February, 2001.

Notary Public

My Commission expires 03/21/01

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

My Commission Expires
03-21-01