Realty
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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 $59,500.00

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjie P. Rust 604 Second Avenue South Nashville TN 37210	New Owner	093-11-0-C 009.00CO

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 Grantors, have bargained and sold, and do hereby transfer and convey to Benjie P. Rust, 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. 9 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 604 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 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 14:59 2pgs
Fees:11.00 Taxes:220.15

20010227-0018222

STATE OF TENNESSEE

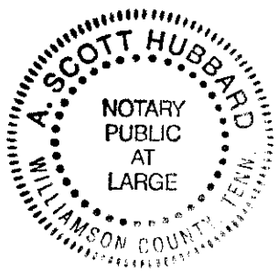
COUNTY OF WILLIAMSON

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 16th day of February, 2001.

My Commission Expires:_____

Notary Public



My Commission Expires
03-21-01