Realty
48A

02

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

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

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me this 24th day of April, 2001.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax-Information
Ken Givens	NEW OWNERS	093-11-O-C
640 Second Avenue, South		027.00
Nashville TN 37210		

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 Grantor, has bargained and sold, and does hereby transfer and convey to Ken Givens and wife, Connie Givens, 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. 27, Rutledge House Condominiums, as shown on plan of record in Plat Book 6200, page 318, amended in Book 11700, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Rutledge House, Ltd., by deed from Metropolitan Development and Housing Agency dated 11/15/85 and recorded 11/22/85 in Book 6715, page 855, Register's Office for Davidson County, Tennessee.
>
> 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 640 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. 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 24th day of April, 2001.

Rutledge House, Ltd.

By: _____

Equity Capital Corporation, General Partner
Jason Ritzen, Vice-President

Davidson County DEEDWARR
Recvd: 04/26/01 13:54 2pgs
Fees:11.00 Taxes:314.50

20010426-0042202

STATE OF TENNESSEE

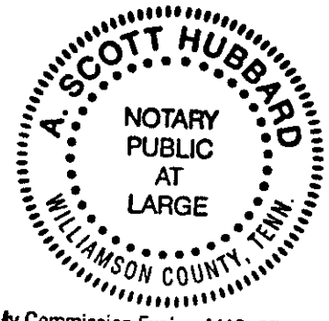
COUNTY OF WILLIAMSON

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 purposes 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 24th day of April, 2001.

My Commission Expires:_____

_____
Notary Public



My Commission Expires MAR. 27, 2005