Box 14A
15119-1

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,135.00

Lisa Marie Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LISA MARIE COLLINS (NAME)	BANK OF AMERICA (NAME)	093-11-0-C
642 2nd Avenue South (ADDRESS)	9000 Southside Blvd. (ADDRESS)	032co
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUTLEDGE HOUSE, LTD.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISA MARIE COLLINS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 32 of the 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 for Rutledge House Condominiums of record in Book 11687, Page 739, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11687, Page 805, said Register's Office, 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 plan of Doral Country Villa Condominiums, of record in Book 11700, Page 26 and amending Book 6200, Page 318, said Register's Office, 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, of record in Book 6715, Page 855 and certificate of merger of Rutledge House, Ltd, into Rutledge House Partners of record in Instrument No.: 20010628-0068737, Register's Office for Davidson County, Tennessee.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is

unimproved ( )
This is improved (X) property, known as 642 2nd 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 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 20th day of May, 2002

RUTLEDGE HOUSE, LTD.

By:
Charles Jason Ritzen, Vice President

Davidson County DEEDWARR
Recvd: 05/22/02 16:03 2pgs
Fees:13.00 Taxes:207.70

20020522-0062632

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles Jason Ritzen and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged himself to be the Vice President and _____ respectively of the Rutledge House, Ltd. the within named bargainor, a corporation, and that he as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles Jason Ritzen as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of May, 2002.

My commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

LEGAL DESCRIPTION CONTINUATION

set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rutledge House Condominums, of record in Book 11687, Page 739, Register's Office for Davidson County, Tennessee.

As a result of an incorrect deed, which appears of record as Instrument No. 20010418-0038299, Register's Office for Davidson County, Tennessee, a question as to ownership of the above described property had arisen. By quitclaim deed dated May 17, 2002, the successor in interest to the said incorrect quitclaim deed conveyed all of the interest previously incorrectly conveyed back to the Grantor herein. Said corrective quitclaim deed appears of record as Instrument No. 20020522-0062631, said Register's Office.