BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Brian T. Gilbert 624 2nd Avenue South Nashville, Tennessee 37210	Same as New Owner	Map 93-11 Group C Parcel 17 CO
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND and NO/100 ($108,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ERIC A. WATSON, a married person,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **BRIAN T. GILBERT, an unmarried person**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 17 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 Eric A. Watson, by Warranty Deed from Rutledge House, Ltd., of record in Instrument No. 200005180050122, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 6200, page 18, as amended in Book 11700, page 26; to terms and conditions of Master Deed establishing Rutledge House Condominiums, of record in Book 11687, page 739; to terms and conditions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6807, page 851, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 624 2nd Avenue South, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee his proportionate share and the Grantee assuming payment thereof.

Davidson County DEEDWARR
Recvd: 06/24/02 14:15 2pgs
Fees:13.00 Taxes:399.60
20020624-0075655

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **BROOKE L. WATSON**, hereby join in this instrument for the purpose of relinquishing and conveying any and all rights, marital or otherwise, in and to said property which I might have as the wife of the said ERIC A. WATSON.

WITNESS OUR HANDS, this the 21st day of June, 2002.

ERIC A. WATSON

BROOKE L. WATSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Eric A. Watson and wife, Brooke L. Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 21st day of June, 2002.

Notary Public

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 9/22/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $108,000.00.

AFFIANT

Subscribed and sworn to before me, this 21st day of June, 2002.

NOTARY PUBLIC

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 9/22/02