BOX #14A

G#15249-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: 5/29/04
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike W. Rutledge	"New Owner"	MAP 118-08-0
(NAME)	(NAME)	
1678 Sunset Road		PARCEL 122.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		[FB #06DA-25115]
(CITY) (STATE) (ZIP)	(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, Melrose Place, LLC, a Tennessee limited liability company, and R. Allen DeCuyper, individually, and Stephen W. Sirls, individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike W. Rutledge

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:

LAND in Davidson County, Tennessee, being Lot No. 256 on the Plan of Grandview Heights Addition, as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Melrose Place, LLC, a Tennessee limited liability company, by Special Warranty Deed from William T. Hill, Trustee, of record in Book 9993, Page 504, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 09/03/02 08:39 2pgs
Fees:13.00 Taxes:499.50
20020903-0105657

unimproved ( )
This is improved (X) property, known as 2402 Cruzen Street, Nashville, TN 37211
(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 30th day of August, 2002

Melrose Place, LLC

By: Chief Manager
R. Allen DeCuyper, Chief Manager

R. Allen DeCuyper

Stephen W. Sirls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Allen DeCuyper and Stephen W. Sirls

the bargainors, 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 official seal at Nashville, Tennessee, this 30th day of August, 2002.

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 R. Allen DeCuyper and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Melrose Place, LLC the within named bargainor, a LLC, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said R. Allen DeCuyper as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of August, 2002.

My commission expires 5/25/04

DEBORAH M. OAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 R. Allen DeCuyper, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of the Melrose Place, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2002.

My Commission Expires: 5/25/04

Notary Public

DEBORAH M. OAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN