PICK-UP

THIS INSTRUMENT PREPARED BY:
Baker, Donelson, Bearman & Caldwell (LMP)
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 12/19/02 15:40 3pgs
Fees:17.00 Taxes:0.00
20021219-0157109

FROM: **Rutledge House Partners** (GRANTOR)

TO: **Charles A. Ritzen** (GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCELS:
Charles A. Ritzen	Same	093-110C00300CO
707 2nd Avenue, South		
Nashville, TN 37210		093-110C03700CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the termination of the partnership and no monetary consideration, **Rutledge House Partners**, a Tennessee general partnership, composed of Equity Capital Corporation, Richard Stockstill, Trustee, Richard M. Stockstill Keogh Retirement Plan, Donald O. Riddle and Charles A. Ritzen, GRANTOR, by these presents does hereby quitclaim unto **Charles A. Ritzen**, GRANTEE, his heirs and assigns, its entire interest in and to the following described tracts of land:

Unit No. 3 - Rutledge House Condominiums - 119 Lea Avenue

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rutledge Hill of record in Book 6200, Page 318, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Unit No. 37 - Rutledge House Condominiums - 6 Middleton Street

Land in Davidson County, Tennessee being Lot No. 37 on the Plan of Rutledge Hill of record in Book 6200, Page 318, Register's Office for said County, to which Plan reference is hereby made for amore complete and accurate description.

Units No. 3 and No. 37 being the same property conveyed to Metropolitan Development and Housing Agency by deed from J. Douglas Wright, Jr., and wife, Marilyn Joan Wright, as to a one-half undivided interest; and Linda Gayle Nipp and husband, Robert C. Nipp, as to a one-half undivided interest of record in Book 6347, page 940, Register's Office for said County and by deed from Roger Grooms, Jr., and wife, Deborah W. Grooms, of record in Book 6350, page 938, said Register's Office and by deed from William C. Ballard and Melba Jean Flatt Bower of record in Book 6541, page 791, said Register's Office and by deed from Paul H. Murphy and Catherine Murphy Bradley of record in Book 6607, Page 109, said Register's Office and by Clerk's Deed from George L. Booker of record in Book 6679, Page 878, said Register's Office and by Metropolitan Government of Nashville Council Bill No. 085-851, sand Register's Office and further

conveyed to Rutledge House, Ltd., by of record in Book 6715, page 855. The said Rutledge House, Ltd., having merged with Rutledge House, a Tennessee general partnership, with Rutledge House, a Tennessee general partnership, being the survivor.

The above description is identical to that contained in the prior deed to this property.

This is improved property known, respectively, as 119 Lea Avenue and 6 Middleton Street, Nashville, Tennessee 37210.

AND GRANTOR does hereby quitclaim unto GRANTEE, his heirs and assigns all its interest in the property described above to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands, this 18 day of December, 2002.

GRANTOR:

RUTLEDGE HOUSE,
a Tennessee General Partnership

By: Equity Capital Corporation,
Its Managing Partner

By: _____

Its: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Benjie P. Rust, a Notary Public in and for said State and County duly commissioned and qualified, Charles A. Ritzen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of **Equity Capital Corporation,** the Managing Partner of **Rutledge House Partners,** a Tennessee general partnership, and is authorized to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 18th day of December, 2002.

_____
Notary Public

My Commission Expires: My Commission Expires MAY 30, 2004

BENJIE P. RUST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

N RAC 409298 v1
823478-0002 12/12/2002

STATE OF TENNESSEE

COUNTY OF DAVIDSON

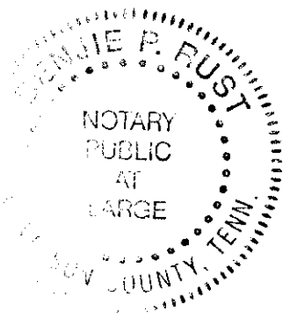
The actual consideration for this transfer is **$ NONE**

AFFIANT

Sworn to and subscribed before me, this 18th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 30, 2004



N RAC 409298 v1
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