THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 10/02/03 14:09 2pgs
Fees:13.00 Taxes:373.70
20031002-0145782

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***101,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2003

Notary Public

My Commission Expires: 10-17-05

ADDRESS OF NEW OWNER

ROBERT G. JACKSON
616 2nd Avenue, South
Nashville, Tennessee 37210

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 93-11-C
PARCEL 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED ONE THOUSAND AND 00/100 DOLLARS ($***101,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, LORI E. EIDEN, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto ROBERT G. JACKSON, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 15 on the Plan of Rutledge House Condominiums of record in Book 6200, page 318, amended in Book 11700, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Lori E. Eiden by deed from Rutledge House, Ltd., a Tennessee limited partnership, of record as Instrument No. 20010302-0020090 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 616 2nd Avenue, South, Nashville, Tennessee 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 GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Rutledge House Condominiums of record in Book 6200, page 318, amended in Book 11700, page 26, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of September, 2003.

LORI E. EIDEN

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 Lori E. Eiden, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2003.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS
NOTARY PUBLIC
Sumner County, Tennessee