Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1062

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/04 15:30 2pgs
Fees:13.00 Taxes:307.10
20040302-0023693

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Derek Todd Jones, unmarried , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Patrick Accorsi, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 34, on the Plan of 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 of record in Book 11687, Page 739, Register's Office for Davdison County, Tennessee, 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 plat of Rutledge House Condominiums of record in Book 11700, Page 26, amending Book 6200, Page 318, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Derek Todd Jones,unmarried, by Warranty Deed from Rutledge House, Ltd. of record in Instrument No. 20001107-0110858, dated 11/3/2000, Register's Office , Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 654 2nd Avenue, S #34, Nashville TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of February, 2004

Derek Todd Jones

State of Tennessee)
County of Davidson)

On this 27th day of February, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Derek Todd Jones, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 83,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of February, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Patrick Accorsi	First Horizon Home Loans, Corp.	93-11-C-34CO
654 2nd Avenue, S #34	P.O. Box 7481	
Nashville, TN 37210	Springfield, Ohio 45501	