This instrument prepared by: Anne L. Russell
Robert A. Anderson
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215

Mail

WARRANTY DEED BOOK 7268 PAGE 574

New Owner:	Send Tax Bills To:	Map and Parcel:
Anne P. Dugan #207 Riverstone Condominium 2926 Lebanon Road Nashville, TN 37214	Anne P. Dugan #207 Riverstone Condominium 2926 Lebanon Road Nashville, TN 37214	85-14-A 207 3DZ86268

For and in Consideration of the sum of Ten and 00/100 ------
----------($10.00)---------- DOLLARS

RILEY, RUSSELL, CAHN AND ASSOCIATES, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said ANNE P. DUGAN, a single person, hereinafter referred to as Grantee, her successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land situated in Davidson County, Tennessee, and being Unit 207, in the RIVERSTONE CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Book 6998, page 839, Register's Office of Davidson County, Tennessee and amended in the Restated Master Deed, Book 7245, page 211, Register's Office, Davidson County, Tennessee, together with the appurtenant undivided interest in the common areas of Riverstone Condominiums; as shown by and upon a map of the same on record in Plat Book 6900, Page 317, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed from Joseph V. Russell, et al by deed of record in Book 6529, page 46, said Register's Office and being thereafter conveyed to RILEY, RUSSELL, CAHN AND ASSOCIATES, a Tennessee General Partnership, by deed of record in Book 6908, page 752, said Register's Office.

This conveyance is made subject to:

(1) 1987 taxes which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6200 , page 466; (3) Charter of Incorporation of Record Book 7120 , page 707; (4) Covenants, Conditions, Restrictions and Agreements of Record in the Master Deed of Record Book 6998, page 839, and Restated Master Deed of Record Book 7245, page 211; (5) Easements of record in Book 4786, page 789 and in Book 5166, page 820; (6) partial releases of liens of Deed of Trust of record Book 6529, page 049 and Book 6908, page 755, being partially released of record in Book 7253 , page 357 and Book 7257, page 916 in said Register's Office and (7) all matters appearing on the Plan of Record in Plat Book 6900, page 317, said Register's Office.

3648U

IDENTIFICATION REFERENCE

JUN 15 3 10 PM '87

FELIX Z. NIGLIAZZO, JR.
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 84,500 .

Anne P. Dugan
Affiant

Subscribed and sworn to before me, this the 1 day of June 1987.

Anne Russell
NOTARY PUBLIC

My Commission Expires: 7/9/89

This is improved property, known as Unit 207, Riverstone Condominiums, 2926 Lebanon Road, Nashville, Tennessee.

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, her successors, heirs and assigns, forever. The Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; have good right to convey it, and that the same is unencumbered except for existing taxes, easements, right-of-ways and that certain Master Deed which is recorded in the said Register's Office in Deed Book 6998, Page 839, et seq., to which said Deed reference is hereby made and is incorporated herein by such reference and such Restated Master Deed, Book 7245, page 211, to which Deed reference is hereby made and incorporated by reference. The Grantors do covenant and bind themselves, their successors, heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1 day of June, 1987.

Patrick J. Riley, Jr.
Attorney-in-fact for
RILEY, RUSSELL, CAHN AND ASSOCIATES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said county, Patrick J. Riley, Jr., attorney-in-fact of said RILEY, RUSSELL, CAHN AND ASSOCIATES, a Tennessee General Partnership, of record in Book 7245, page 270, Register's Office for Davidson County, Tennessee, the within named bargainors, being personally acquainted with the said Patrick J. Riley, Jr., and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 1 day of June, 1987.

Anne Russell
NOTARY PUBLIC

Commission Expires 7/9/89

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7268 PAGE 577

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

84500.00- CASH
236.00 COTAX
.50 PRFEE
9.00 MISC
CHECK 245.10-
9409A06/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36480

IDENTIFT REFERENCE

JUN 15 3 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93703