WARRANTY DEED

BOOK 7902 PAGE 156

THIS INSTRUMENT WAS PREPARED BY
DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory M. Short & Shelley L. McBean (NAME)	SAME (NAME)	Map 85-14A Parcel 218
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ~~XXX~~ WE, Riley, Russell, Cahn & Associates, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory M. Short, an unmarried person, and Shelley L. McBean, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, Davidson STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Unit No. 218, of Riverstone Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6998, page 839, as restated in Book 7245, page 211, Register's Office for Davidson 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 Phase One, Riverstone Condominium of record in Book 6900, page 317, said Register's Office, for a more complete description of such Unit.

Being part of the same property conveyed to Riley, Russell, Cahn & Associates by Quitclaim Deed from Joseph V. Russell, Patrick J. Riley, Jr., and Paul R. Cahn, of record in Book 6908, page 752, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government taxes.
2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Riverstone Condominium, and the By-Laws appended thereto, of record in Book 6998, page 839, said Register's Office.
3. Terms, conditions, easements, rights and liens as set forth in the Restated Master Deed of Riverstone Condominium, of record in Book 7245, page 211, said Register's Office.
4. Sanitary sewer and/or storm drainage easements and any temporary construction easements of record in Book 4786, page 789 and Book 5166, page 820, said Register's Office.
5. All matters as shown on the Plans of record in Book 6200, page 466, and Book 6900, page 317, said Register's Office.
6. Conveyance of water mains of record in Book 7295, page 991, said Register's Office.
7. A portion of the condominium property is subject to a 100 year flood plan, a shown on the plan of record in Book 6900, page 317, said Register's Office.
8. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Master Deed set forth as Exceptions 2 and 3 above.
9. Rights of others in and to the common elements.

unimproved ( )
This is improved (X) property, known as Unit 218, Riverstone Condominium, 2926 Lebanon Road, Nashville, Tennessee 37214
(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, 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 its hand this 31st day of July, 1989

RILEY, RUSSELL, CAHN & ASSOCIATES, a Tennessee general partnership

BY: Patrick J. Riley, Jr. Attorney-in-Fact
Joseph V. Russell, Partner by Patrick J. Riley, Jr. as Attorney-in-Fact

BY: Patrick J. Riley, Jr. Attorney-in-Fact
Paul R. Cahn, Partner by Patrick J. Riley, Jr. as Attorney-in-Fact

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this _____ day of _____, 19____.

My Commission Expires: _____

_____
Notary Public

FILED
Jul 31 3 11 PM '89
PATSY PEFFERENCE
REGISTER OF DEEDS
DAVIDSON CO., TENN.

5 1 3 5 9 7

WARRANTY DEED

FROM

Riley, Russell, Cahn & Associates, a Tennessee general partnership

TO

Gregory M. Short, an unmarried person, and Shelley L. McBean, an unmarried person

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patrick J. Riley, Jr., to me known to be the person who executed the foregoing instrument as attorney in fact for Joseph V. Russell and Paul R. Cahn, Partners of Riley, Russell, Cahn & Associates, a Tennessee general partnership, and acknowledged that he executed the same as the free act and deed of the said Joseph V. Russell and Paul R. Cahn, Partners of Riley, Russell, Cahn & Associates, a Tennessee general partnership.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1989.

_____
NOTARY PUBLIC

My Commission Expires: 1/11/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

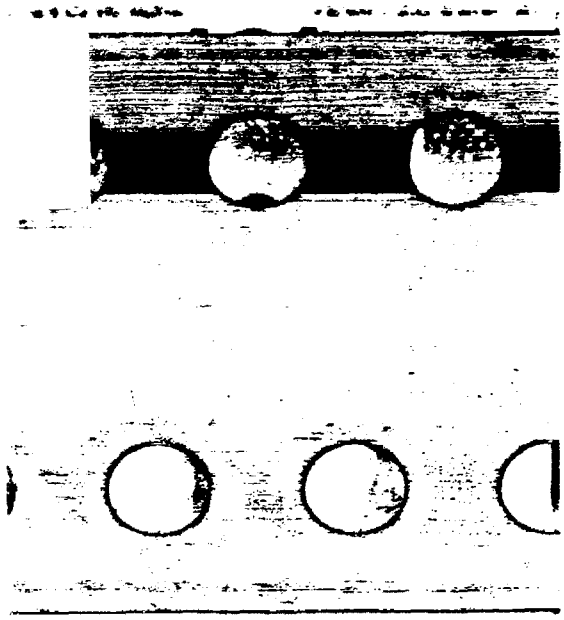
The actual consideration or value, whichever is greater, for this conveyance is $ 85,000.00

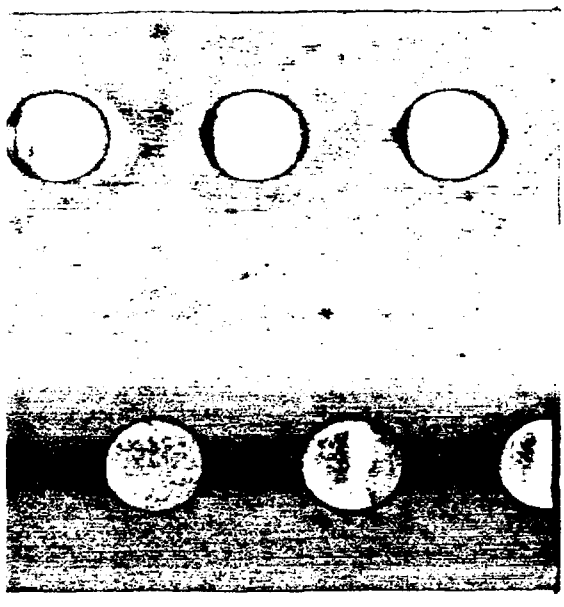
_____

Subscribed and sworn to before me this 31st day of July, 1989.

My Commission Expires: 1/11/92

_____
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7902 PAGE 158

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 85000.00
CON TX 280.50
PRFEE 1.00
WDEED 6.00
TOTAL ~~287.50~~
CHECK ~~287.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/89 01 15:13 0001 0550

5.3597

IDENTIFICATION REFERENCE

JUL 31 3 11 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 234147