File Box 29

BOOK 8102 PAGE 986

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Ray Boshart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 19 90.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Boshart (NAME)	Sovran Mortgage Corporation (NAME)	MAP 85-14
216 Riverstone Court (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	GROUP A
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219-3736 (CITY) (STATE) (ZIP)	PARCEL 216 CO

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, WE, Riley, Russell, Cahn & Associates, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray Boshart and wife, Gayla H. Boshart

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 216 on the Plan of Riverstone Condominium as shown on the Plan of record in Book 6900, page 317, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

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

This conveyance is subject to restrictions and conditions as set out in the Master Deed of record in Book 7245, page 211, and the By-Laws for Riverstone Condominium of record in Book 7245, page 250, said Register's Office, and all other easements and conditions of record.

2.4125

IDENTIFICATION REFERENCE

MAY 4 11 25 AM '90

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

3981 05/04 0101 03CHECK 287.50

unimproved ( )
This is improved (X) property, known as 216 Riverstone Court, Nashville, TN 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, estate, 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 18th day of April, 19 90

Riley, ~~Russell, Cahn & Associates, a partnership~~
By:
ATTORNEY-IN-FACT

Power of Attorney filed of record in Book 8041, page 698, Register's Office for said County

STATE OF TENNESSEE }

BOOK 8102 PAGE 987

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence)

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE }
County of Davidson }

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 Riley, Russell, Cahn & _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at 50 Century Blvd., Suite 120 on this the 18th day of April, 90

My commission expires May 8, 1991 Ollie Mai Parsley Notary Public

WARRANTY DEED

FROM Riley, Russell, Cahn & Associates, a partnership

TO Ray Boshart and wife, Gayla H. Boshart

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

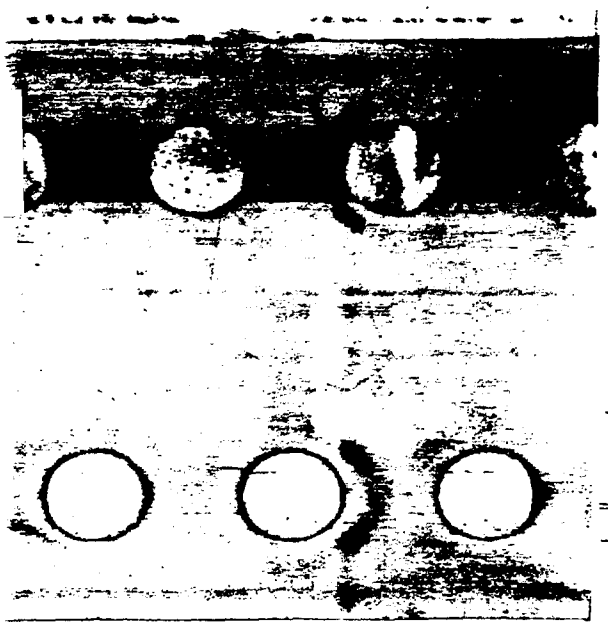
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

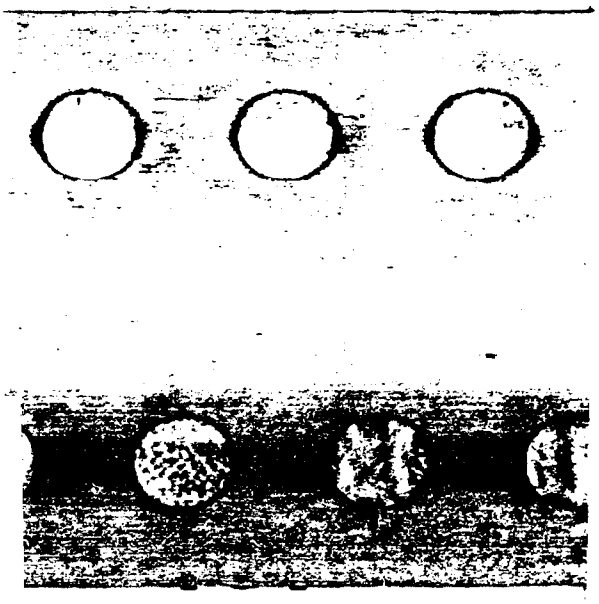
On this 18th day of April, 1990, before me the undersigned, a Notary Public in and for said County and State, personally appeared Patrick J. Riley, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Riley, Russell, Cahn & Associates, and acknowledged that he executed the same as the free act and deed of Riley, Russell, Cahn & Associates.

Witness my hand and official seal at Brentwood, TN this the 18th day of April, 1990.

My Commission Expires:
May 8, 1991

Ollie Mai Parsley
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8102 PAGE 988

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

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

05/04/90 01 11:26 0001 8981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 1 2 5

IDENTIFI REFERENCE

MAY 4 11 25 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY, TN

No. 316465