10708 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8582 PAGE 905

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LARRY D. WALLACE (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 85-14-A
213 Riverstone Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 213
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B. #3DZ86274

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, 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 LARRY D. WALLACE, UNMARRIED

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

Land in Davidson County, Tennessee, being Unit 213 on the Plan of Phase One Riverstone Condominium of record in Plat Book 6200, page 466, amended in Plat Book 6900, page 317, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Riverstone Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6998, page 839, restated in Book 7245, page 211, said Register's Office.

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. By instrument of record in Book 7245, page 269, said Register's Office, Patrick J. Riley, Jr. conveyed his interest in Riley, Russell, Cahn & Associates, a Tennessee general partnership to Joseph V. Russell and Paul R. Cahn, and by quitclaim deed from Riley, Russell, Cahn & Associates, a Tennessee general partnership composed of Joseph V. Russell, Patrick J. Riley, Jr. and Paul R. Cahn to Riley, Russell, Cahn & Associates, a Tennessee general partnership composed of Joseph V. Russell and Paul R. Cahn of record in Book 8582, page 903, said Register's Office.

This conveyance is subject to: (1) 1992 taxes, which have been prorated and assumed by the Grantee herein; (2) Charter of record in Book 7120, page 707, Book 7257, page 151 and Book 7824, page 853; (3) Covenants, Conditions, Restrictions, By-Laws and Agreements of record in Book 6998, page 839 and in Book 7245, page 211; (4) Easements of record in Book 4786, page 789 and Book 5166, page 820; and (5) All matters appearing on the Plan of record in Plat Book 6200, page 466, amended in Plat Book 6900, page 317, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 213 Riverstone Court, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of March, 1992.

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

By: Joseph V. Russell, By Patrick J. Riley, Jr., Attorney-In-Fact by Power of Attorney of record in Book 8579, page 359, Register's Office for Davidson County, Tennessee

By: Paul R. Cahn, by Patrick J. Riley, Jr. Attorney-In-Fact by Power of Attorney of record in Book 8579, page 359, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8582 PAGE 906

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

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

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of RILEY, RUSSELL, CAHN & _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 20th day of March, 19 92

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK J. RILEY, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of JOSEPH V. RUSELL and PAUL R. CAHN and is authorized by them to execute this instrument on their behalf.

Witness my hand, at Office, this 20th day of March, 1992.

My commission expires:
6-8-93

Beth M. Buck
Notary Public

9971 03/25 0101 03CHECK 247.50

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Larry D. Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 19 92.

MY COMMISSION EXPIRES: 7-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

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

TO LARRY D. WALLACE, UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

IDENTIFICATION REFERENCE

MAR 25 9 46 AM '92

DAVIDSON COUNTY, TN
REGISTER'S OFFICE

$65.40



OFFICIAL RECEIPT

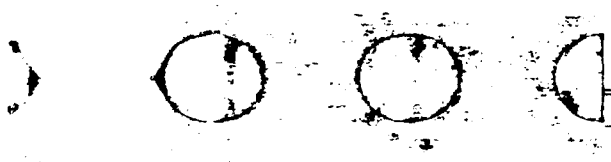
FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8582 PAGE 907

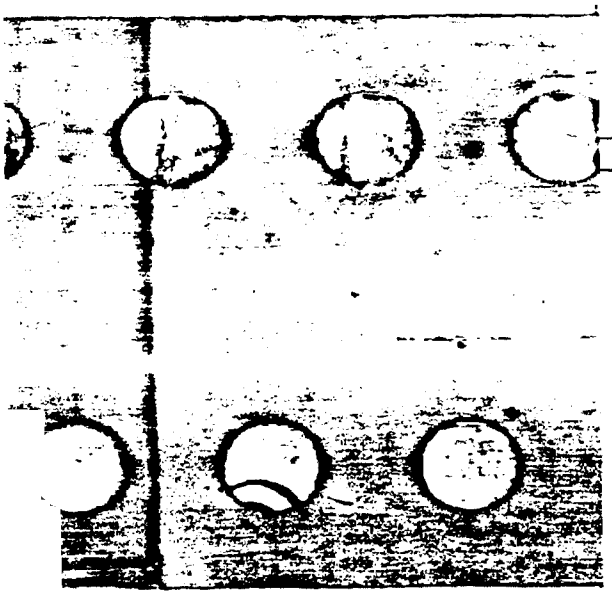


CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 6.00
TOTAL 247.50
CHECK 247.50

03/25/92 01 09:45 0001 9971



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95403

IDENTIFICATION REFERENCE

MAR 25 9 48 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514360