PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150158
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8736

W & I Ref: (ljh) (Title No: 35334)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 83450.00

Affiant

Sworn and subscribed before me this 27th day of May, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Steven A. Simmons 218 Riverstone Court Nashville, TN 37214	First Union National Bank of Tennessee 150 Fayetteville Street Mall Raleigh, NC 27601-2919	85-14-A-218

WARRANTY DEED

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 **Gregory M. Short and spouse, Shelley L. McBean Short,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven A. Simmons, a single person,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 218 on the plan of Riverstone Condominiums, of record in Book 6900, page 317 and as set forth in Exhibit "A" to the restated Master Deed and By-Laws of record in Book 7245, page 211, Register's office for said County to which plan and Exhibit "A" are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Gregory M. Short, an unmarried person and Shelley L. McBean, an unmarried person by deed from Riley, Russell Cahn and Associates, a Tennessee General Partnership of record in Book 7902, page 156, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6998, Page 839 and restated in Book 7245, page 211, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

55542 IDENTIF. & REFERENCE

94 MAY 31 PM 2:06 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

This is improved property, known as: 218 Riverstone Court, Nashville, TN 37214

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 27th day of May, 1994.

Gregory M. Short

Shelley L. McBean Short

State of Tennessee
County of Davidson

On this 27th day of May, 1994, before me the undersigned authority, personally appeared **Gregory M. Short and Shelley L. McBean Short,** 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.

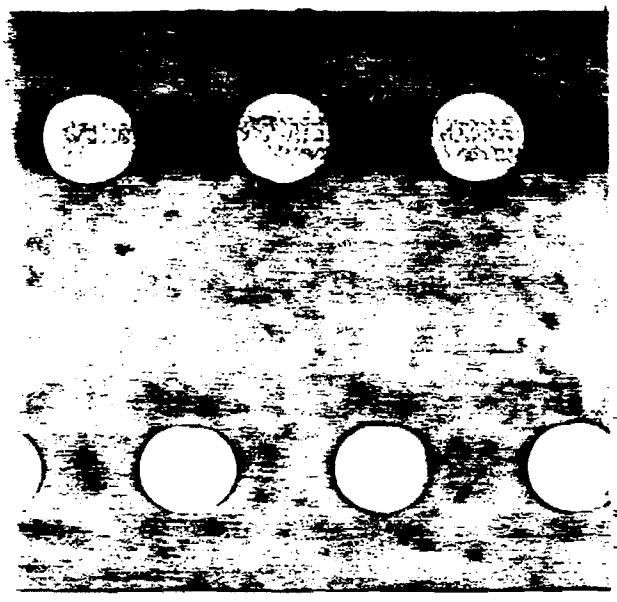
My Commission Expires: _____

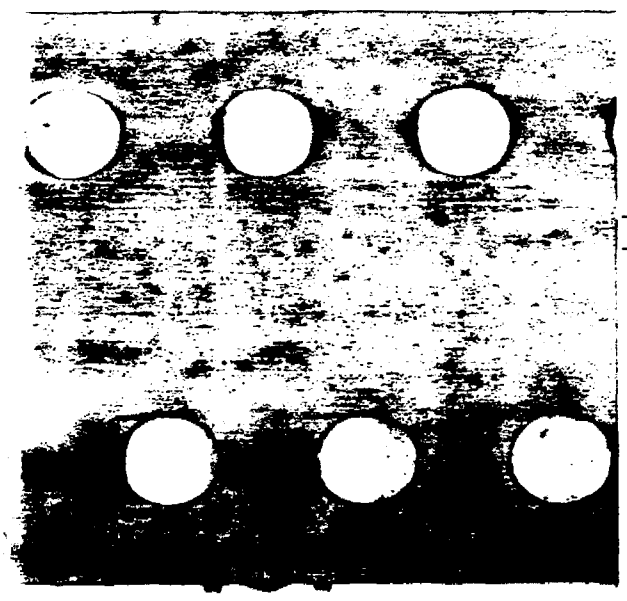
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

1997 05 01 0301 CHECK 317.50

16





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9361 PAGE 305

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
			CHMT	83450.00
			CON TX	308.58
			PRFEE	1.00
			WDEED	8.00
			TOTAL	317.58
			CHECK	317.58
05/31/94	01	14:06	0001	1997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55542
IDENTIF. ↑ REFERENCE

94 MAY 31 PM 2:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 796961