FILE BOX 45

WARRANTY DEED

BOOK 11459 PG. 337

ZANA C. PE... NOTARY PUBLIC AT LAPGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES ~~January 26, 2002~~ 3-29-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon K. Potter	First Federal Savings Bank	MAP #85-14A
(NAME)	(NAME)	
108 Riverstone Drive	611 East College Street	PARCEL #108CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dickson, TN 37055-0667	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Caliber Development Group, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon K. Potter, unmarried

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:

BEING Unit No. 108, on the Plan of Riverstone Condominiums, Phase One, of record in Plat Book 6200, Page 466; amended in Book 6900, Page 317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Caliber Development Group, L.P. by deed from Riley, Russell, Cahn, and Associates, of record in Book 10467, Page 32, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions, Master Deed, and By-Laws, of record in Book 6998, Page 839; Book 7245, Page 211; Book 11016, Page 159; Book 6998, Page 868; Book 7245, Page 250; Book 6998, Page 885; Book 7120, Page 707; Book 7257, Page 151; and Book 7824, Page 853, said Register's Office.

99 MAY -3 PM 3:05

05811795

unimproved ( )
This is improved (X) property, known as 108 Riverstone Drive, 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 23rd day of April 19 99

Caliber Development Group, L.P.
By: Gary Whitten, General Partner

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, ~~BOOK 11459 PG. 338~~, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, 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_____ .

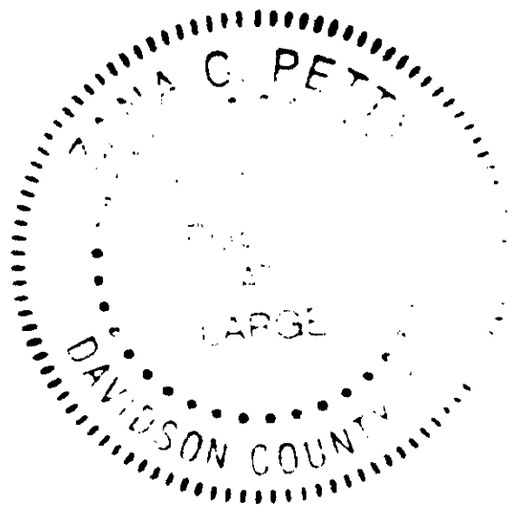
Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gary K. Pickens with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Caliber Development Group, L.P. and the within named bargainor ~~xxxxxxxxxx~~ and that he as such General Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by ~~xxxxxxxxxxxxxxxxxxxxxxxxx~~ the said Gary K. Pickens as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 23rd day of April 19 99.

My commission expires ~~January 26, 2002~~ 3.29.2003 Notary Public



462-63 XDEEDBOX 0101 05/05/99 11:

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 339

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05817 95

IDENTIFICATION/REFERENCE

99 MAY -3 PM 3:05

PAID

PAYMENT	
	121900.00
CONV TX	451.00
PRTFEE	1.00
MTGTX	8.00
CFEE	2.00
TOTAL	462.00
CHECK	462.00

05/03/99 01 15:09 0001 0577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455271