File Box 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00

Sandra L Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 19 01

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RIVERSTONE PROPERTIES, LLC (NAME)	"Owners" (NAME)	MAP 093-06-1
c/o CCA Industries, Inc. 901 East Cary Street (ADDRESS)	(ADDRESS)	PARCELS 007 & 008
Richmond, VA 23219 (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, MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RIVERSTONE PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, WBB PARTNERS AND PREM A. DEVADAS

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:

LAND in Nashville, Davidson County, Tennessee, and described according to an ALTA/ACSM Land Title Survey by Ronald W. Ferguson, Tennessee Registered Land Surveyor, No. 1972, dated October 18, 2001, as follows:

TRACT I:
BEING a tract of land lying in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located South of Union Street between Capitol Boulevard and Sixth Avenue North; beginning at the intersection of the easterly right-of-way line of Capitol Boulevard (80 foot right-of-way) and the southerly right-of-way line of Alley No. 59 (9.9 foot right-of-way); thence, leaving the easterly right-of-way line of Capitol Boulevard and along the southerly right-of-way line of Alley No. 59, North 63 degrees 21 minutes 06 seconds East, 140.77 feet to the intersection of said alley with the westerly right-of-way line of Sixth Avenue North (49.5 foot right-of-way); thence, along said westerly right-of-way line, South 26 degrees 32 minutes 54 seconds East, 31.15 feet to a party wall; thence, leaving said right-of-way and along said party wall, South 63 degrees 21 minutes 06 seconds West, 140.63 feet to the easterly right-of-way of Capitol Boulevard; thence, along said right-of-way line, North 26 degrees 48 minutes 47 seconds West, 31.15 feet to the POINT OF BEGINNING.

CONTINUED

unimproved ( )
This is improved (X) property, known as 212-214 Capitol Boulevard, Nashville, TN 37219
(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 2nd day of November, 1901

MICHAEL D. SHMERLING PARTNERS, G.P.
By: Michael D Shmerling
Michael D. Shmerling, Man. General Partner

Davidson County DEEDWARR
Recvd: 11/06/01 13:45 2pgs
Fees:13.00 Taxes:3700.00

20011106-0121765

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

TRACT II:
BEING a tract of land lying in the First Civil District, Nineteenth Councilmanic District, Nashville, Davidson County, Tennessee, located South of Union Street between Capitol Boulevard and Sixth Avenue North; beginning in the easterly right-of-way line of Capitol Boulevard (80 foot right-of-way), South 26 degrees 48 minutes 47 seconds East, 31.15 feet from its intersection with the southerly right-of-way line of Alley No. 59 (9.9 foot right-of-way); thence, leaving said right-of-way and along a party wall, North 63 degrees 21 minutes 06 seconds East, 140.63 feet to the westerly right-of-way line of Sixth Avenue North (49.5 foot right-of-way); thence, along said right-of-way, South 26 degrees 32 minutes 54 seconds East, 30.00 feet to a party wall; thence, leaving said right-of-way and along said party wall, South 63 degrees 45 minutes 34 seconds West, 140.50 feet to the easterly right-of-way line of Capitol Boulevard; thence, along said right-of-way, North 26 degrees 48 minutes 47 seconds West, 29.00 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Michael D. Shmerling & Co., LLC, by Deed from Ethel Louise Maloney Trust, of record in Book 10890, Page 907, and by Deed from Earl Leonard Pentecost and Gerry P. Finley and Ann Grinnell Trent, of record in Book 11033, Page 970, Register's Office for Davidson County, Tennessee. The said Michael D. Shmerling & Co., LLC is now known as Michael D. Shmerling Partners, G.P., by Articles of Merger, of record in Instrument No. 200001070002709, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

"Subject property is COMMERCIAL PROPERTY and is NOT now or ever has been the principal place of residence of the Grantor herein."

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, he undersigned, a Notary Public within and for the State and County aforesaid, personally appeared MICHAEL D. SHMERLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing General Partner of the MICHAEL D. SHMERLING PARTNERS, G.P., the within named bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such Partner.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 2nd. day of November, 2001.

My Commission Expires 5/28/03

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.