FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/02 14:34 2pgs
Fees:13.00 Taxes:455.10

20021003-0120873

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Kimberly Vanatta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

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
Kimberly Vanatta (NAME)	Mortgage Company of America (NAME)	MAP 85-14-0-A
207 Riverstone Court (ADDRESS)	2416 21st Avenue S., Suite 202 (ADDRESS)	PARCEL 207-CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, P.R. Properties, Tennessee General Partnership composed of James Reddick and Michael A. Palmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Vanatta, a married Woman

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 207, on the Plan of Phase One, Riverstone Condominiums, a horizontal property regime established by Master Deed of record in Book 6998, Page 839, Register's Office for Davidson County, Tennessee, and amended in the Restated Master Deed in Book 7245, Page 211, said Register's Office, together with the appurtenant undivided interest in the common areas of Riverstone Condominiums; as shown by and upon a map of the same on record in Plat Book 6900, Page 317, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to P.R. Properties, Tennessee General Partnership composed of James Reddick and Michael A. Palmer by Substitute Trustee's Deed from Robert E. Lee, as Substitute Trustee, of record in Instrument 20020517-0060692, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, 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, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 317, said Register's Office.
Power of Attorney of record in Instrument 20021003-0120872, said Register's Office.

unimproved ( )
This is improved (X) property, known as 207 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 our hand s this 26th day of September, 20 02

P.R. Properties, a Tennessee Gen'l Partnership

By: James Reddick, Partner by, Michael A. Palmer
James Reddick, Partner by, Michael A. Palmer

By: Michael A. Palmer
Michael A. Palmer, Partner

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of James Reddick, as Partner of P.R. Properties, a Tennessee General Partnership, as Attorney in Fact, as the free act and deed of the within named James Reddick, Partner.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September, 2002.

My Commission Expires: 1/31/04

NOTARY PUBLIC

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Partner of P.R. Properties, the within named bargainor, a Tennessee General Partnership, and that he as such Partner, executed the within instrument for the purposes therein contained, by signing the name of the Michael Palmer as such Partner.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September, 2002.

My commission expires: 1/31/04

NOTARY PUBLIC

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.