Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $182,000.00

Affiant

Subscribed and sworn to before me, this 6th day of May 2008.

Notary Public
My commission expires: 11/22/08

ELAINE PHELPS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 05/06/08 12:45 4 pgs
Fees:23.00 Taxes:673.40
20080506-0046653

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey R. Beierlein 1014 1st Ave. North Nashville TN 37201-0000	REGIONS BANK DBA REGIONS MTG. 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, AL 35244	082140A07900CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Christopher R. Helman and wife Angela C. Helman hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jeffrey R. Beierlein an unmarried man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee Being Unit No. 1014 as specified on the Plat shown in the Master Deed of Riverfront Condominiums, a Horizontal Property Regime created under Title 66 Section 27-101 et seq. as amended Tennessee Code Annotated and as established by a Master Deed for Riverfront Condominiums of record under Instrument No. 20051221-0153160 as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640 Register's Office for Davidson County, Tennessee including without limitation the By-Laws appended thereto together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums for placement of units as shown in Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160 as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640 Register's Office for Davidson County, Tennessee for a complete identification and description of such Unit.

Being the same property conveyed to Christopher R. Helman and wife Angela C. Helman by deed from Riverfront Condominiums Partnership of record in Instrument No. 20060918-0114862 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in 20051221-0153160 as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements

now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Riverfront Condominiums

This property is improved property known as 1014 1st Ave. North, Nashville, Tennessee 37201-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 5 day of May, 2008.

Christopher R. Helman

ANGELA C. HELMAN BY _____, ATTORNEY-IN-FACT
Angela C. Helman by Christopher R. Helman
Attorney in Fact Pursuant to Limited Power of Attorney
of record in Instrument No. 20080506-0046652
R.O.D.C., TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher R. Helman, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of May, 2008.

Notary Public

My Commission expires: MY COMMISSION EXPIRES: January 3, 2011

NANCY E. SWYSTUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of May, 2008, before me personally appeared Christopher R. Helman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Angela C. Helman acknowledged that such person executed the same as the free act and deed of Angela C. Helman.

Nancy E. Swystun
Notary Public

My Commission expires MY COMMISSION EXPIRES: January 3, 2011

NANCY E. SWYSTUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FILE NO: 05682

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

