BOOK 8815 PAGE 476

CORPORATE WARRANTY DEED

FROM: HM Properties, Inc. 7.42.52

TO: Donald R. Geddes and wife, Rosemary Geddes

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
A. Harrison Johnson, Jr., P.C.
2021 Richard Jones Road, Suite 230
Nashville, Tennessee 37215

IDENTIFICATION REFERENCE

DEC 16 1 52 PM '92
ELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. and Rosemary Geddes	SAME	Lot 4 96-01-A 4 Co Lot 5 96-01-A 5 Co
(NAME)	(NAME)	
2620 Habersham Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $29,000.00.

Subscribed and sworn to before me, this the 10th day of December, 1992.

Affiant

My Commission Expires: May 28, 1995 (Affix Seal)

Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by DONALD R. GEDDES AND WIFE, ROSEMARY GEDDES, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned, HM PROPERTIES, INC., (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, DONALD R. GEDDES AND WIFE, ROSEMARY GEDDES, their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 4 and 5 on the Plan of Section Two Riverpoint of record in Book 5200, Page 749, and in Book 6050, Page 204, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to HM PROPERTIES, INC. by deed from Meritbanc Development Corporation of record in Book 8797, Page 37, Register's Office for Davidson County, Tennessee.

This conveyance is given subject to:

1. 1992 taxes, which have been prorated as of the date hereof and paid.

2. Restrictive Covenants contained in an instrument of record in Book 6044, Page 545, and in Book 7292, Page 985, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 5200, Page 749, and in Book 6050, Page 204, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Riverpoint of record in Book 6283, Page 630, amended in Book 6571, Page 574, and in Book 8675, Page 599, in said Register's Office.

5. Declaration of common area to Riverpoint Home Owners Association, Inc. of record in Book 6283, Page 650, corrected in Book 8675, Page 617, and re-recorded in Book 8699, Page 932, all in said Register's Office.

6. Charter of Incorporation of Riverpoint Home Owners Association, Inc. of record in Book 6252, Page 130, Register's Office for Davidson County, Tennessee.

7. Easements to the Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewers and/or storm drainage, of record in Book 4806, Page 513, and Book 5580, Page 124, in said Register's Office.

8. Easement of record in Book 6283, Page 653, in said Register's Office.

9. Terms and provisions of that certain unrecorded agreement dated July 28, 1992, between MeritBanc Development Corporation, Riverpoint Home Owners Association, Inc. and David H. Nunn.

This is unimproved property known as Lots Nos. 4 and 5 Riverpoint, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their heirs and assigns forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under it, but not otherwise.

WITNESS the Grantor's signature on this the 10th day of December, 1992.

HM PROPERTIES, INC.

BY: Harold L. Cary
Vice President, Sec'y, Treas.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

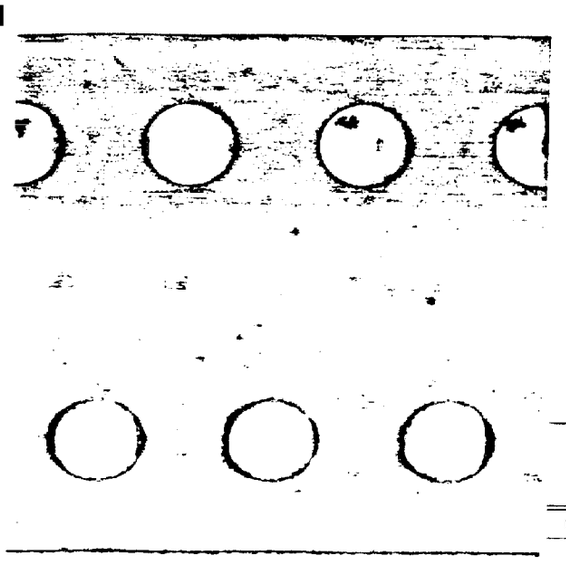
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harold L. Cary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President, Secretary, Treas. of HM PROPERTIES, INC., the within bargainor, a corporation, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of December, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 28, 1995

12/10/92 03CHECK 116.30



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

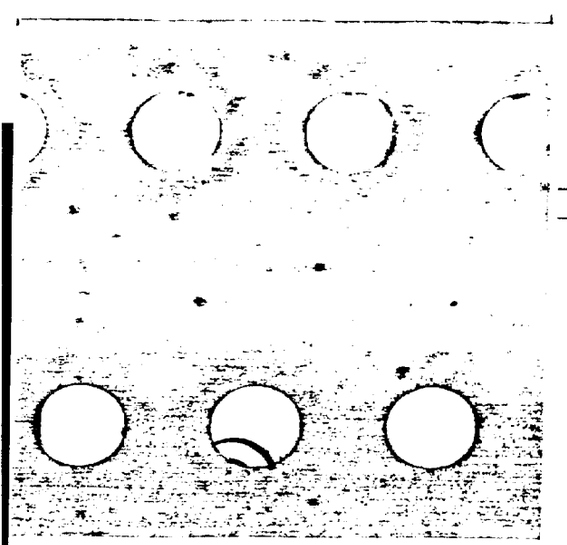
FOR _____

BOOK 8815 PAGE 478

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
				CAMT 29000.00
				CON TX 107.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 116.30
				CHECK 116.30
12/16/92	01			13:50 0001 2332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.4 2.5.2.

IDENTIFICATION REFERENCE

DEC 16 1 52 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601512