BOOK 9222 PAGE 274

94 JAN 18 AM 9:57

08283

IDENTIF. & REFERENCE

CORPORATE WARRANTY DEED

FROM: HM Properties, Inc.

TO: Rondol E. Oakley

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rondol E. Oakley	SAME	096-01-0-A 012.00 Co
(NAME)	(NAME)	FIELD BOOK NUMBER
229 Craftsmade Dr.		
(STREET ADDRESS AND 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 $15,000.00

Subscribed and sworn to before me, this 13th day of January, 1994.

Rondol E. Oakley
Affiant

My Commission Expires: 9-21-96
(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 RONDOL E. OAKLEY (the "Grantee" 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 Grantee, RONDOL E. OAKLEY, his successors and/or assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Two Riverpoint of record in Book 5200, Page 749,* 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. 1994 taxes, which have been prorated as of the date hereof and assumed by Grantee.

2. Restrictive Covenants contained in an instrument of record in Book 6044, Page 545, and in Book 7292, Page 984, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 5200, Page 749,* 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. Easements of record in Book 6283, Page 653, in said Register's Office.

9. Terms and provisions of that certain unrecorded agreement dated July 38, 1992, between MeritBanc Development Corporation, Riverpoint Home Owners Association, Inc. and David H. Nunn, referenced in deed of record in Book 8797, Page 37, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 205 Riverpoint Path, Nashville, Davidson County, Tennessee.

*(as amended in Book 7900, page 691)

TO HAVE AND TO HOLD the said real estate, with the appurtenance, estate, title and interest thereto belonging, to the said Grantee, his successors and/or assigns forever.

And Grantor does covenant with the said Grantee 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 Grantee, his successors and/or assigns, against the lawful claims of all persons claiming by, through and under it, but not otherwise.

WITNESS the Grantor's signature this the 13th day of January, 1994.

HM PROPERTIES, INC.

BY: Edward A Corlew
Edward A. Corlew, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward A. Corlew, 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 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 corporation by himself as such officer.

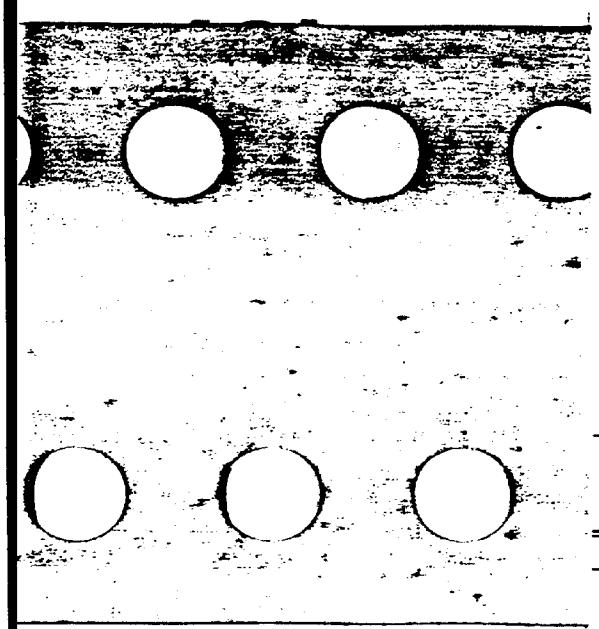
Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of January, 1994.

Kelma Haywood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-96

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

0332 01/18 0101 03CHECK 68.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9222 PAGE 277

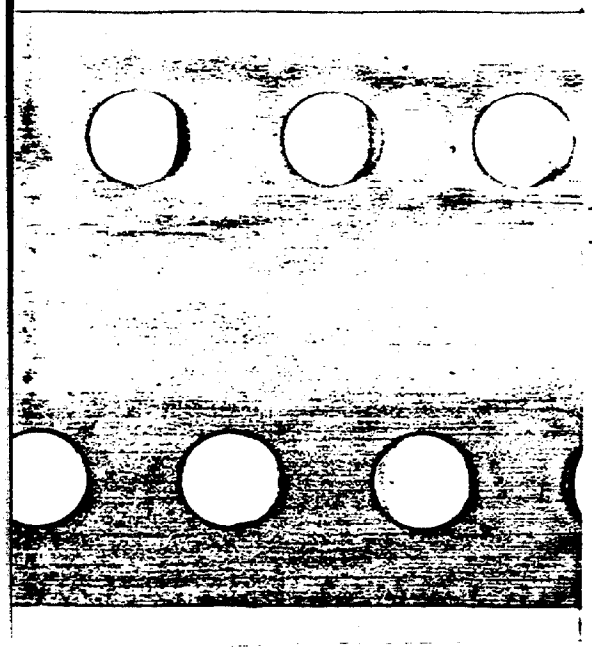
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 15000.00
CON TX 55.50
PRFEE 1.00
MDEED 12.00
TOTAL 68.50
CHECK 68.50

01/18/94 01 09:58 0001 0332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



08283
IDENTIF. ↑ REFERENCE

94 JAN 18 AM 9:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 746312