BOOK 9269 PAGE 106

b0422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 94

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: February 28, 1994
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FAYE W. PARKER	COMMUNITY MORTGAGE CORPORATION	142-5-C-70CO
(NAME)	(NAME)	
925 TODD PREIS DR., #G-404	6389 QUAIL HOLLOW	09D-65456
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	MEMPHIS, TN 38120	
(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 E. GERINGER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FAYE W. PARKER

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. G-404, together with the Carport designated No. G-404-C, on the Plan of Phase One, Section Four, River Plantation, of record in Book 4860, pages 17, 18, and 19, as amended in Book 4860, pages 107, 108, and 109, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Michael E. Geringer, by deed from William Michael Ballard and wife, Robbin K. Ballard, of record in Book 5233, page 985, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Phase One, Section Four, River Plantation, as said areas are set forth and defined in Master Deed of record in Book 4892, page 440; Book 4956, page 756; and By-Laws of record in Book 4892, page 456, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of Michael E. Geringer, Unmarried, by Ellen Christianson, as his Attorney-in-Fact pursuant to a Power of Attorney, which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

TRANSFER TAX - DEED RECEIPT 314.25

unimproved ( )
This is improved (X) property, known as 925 TODD PREIS DR., #G-404, NASHVILLE, TN 37221
(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 28th day of February 19 94

Michael E. Geringer by Ellen Christianson

MICHAEL E. GERINGER
BY: ELLEN CHRISTIANSON,
ATTORNEY-IN-FACT

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____19_____ .

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 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 _____ 19_____ .

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 Ellen Christianson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Michael E. Geringer, Unmarried, as his Attorney-in-Fact, as the free act and deed of the within named Michael E. Geringer, Unmarried.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 1994.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 07/26/97

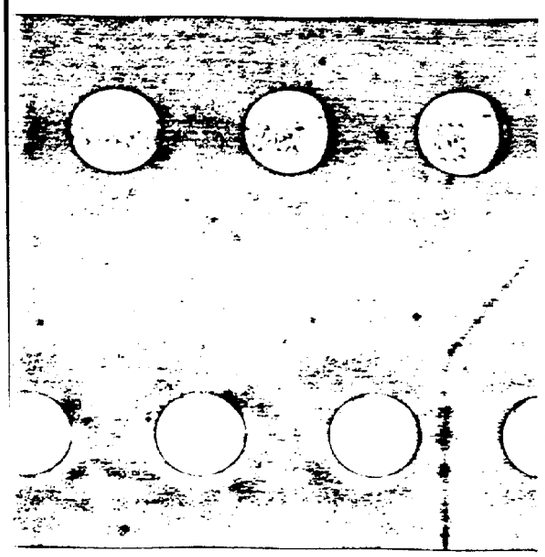
NOTARY PUBLIC I. DYKE TATUM

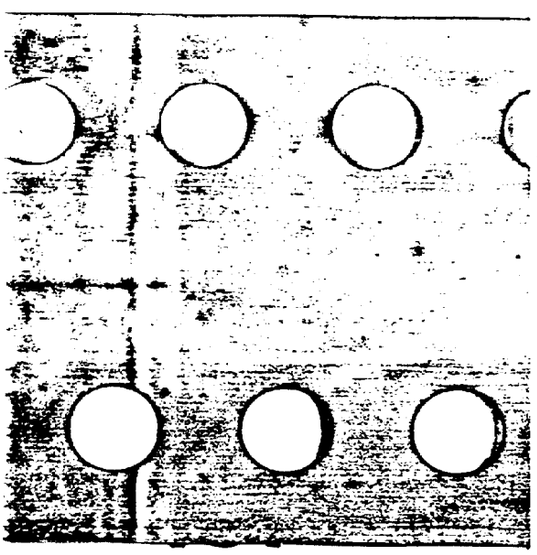
94 MAR -4 PM 2:45

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

24260





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

DAMT 82500.00
CON TX 305.25
PRFEE 1.00
ADEED 8.00
TOTAL 314.25
CHECK 314.25

03/04/94 01 14:47 0001 7936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24260
IDENTIF. ↑ REFERENCE

94 MAR -4 PM 2:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 763402