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CORPORATE WARRANTY DEED

FROM: HM Properties, Inc.

TO: Letitia Smedley

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
Letitia Smedley	SAME	096-01-0-A 008.00 Co
(NAME)	(NAME)	FIELD BOOK NUMBER
2920 Melbourne 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 $16,000.00

Subscribed and sworn to before me, this 8th day of April, 1994.

Letitia Smedley
Affiant

My Commission Expires: 9-21-96
(Affix Seal)

Kelma J. Hagewood
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 LETITIA SMEDLEY (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, LETITIA SMEDLEY, her heirs, administrators and/or assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section Two Riverpoint of record in Book 5200, Page 749 (as amended in Book 7900, Page 641), 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 Plans of record in Book 5200, Page 749 (as amended in Book 7900, Page 641), 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 76 Riverpoint Path, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenance, estate, title and interest thereto belonging, to the said Grantee, her heirs, administrations 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, her heirs, administrations 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 8th day of April, 1994.

HM PROPERTIES, INC.

BY: Edward A. Corlew

Edward A. Corlew, Vice President

2236 04/11 0101 03CHECK 72.20

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.

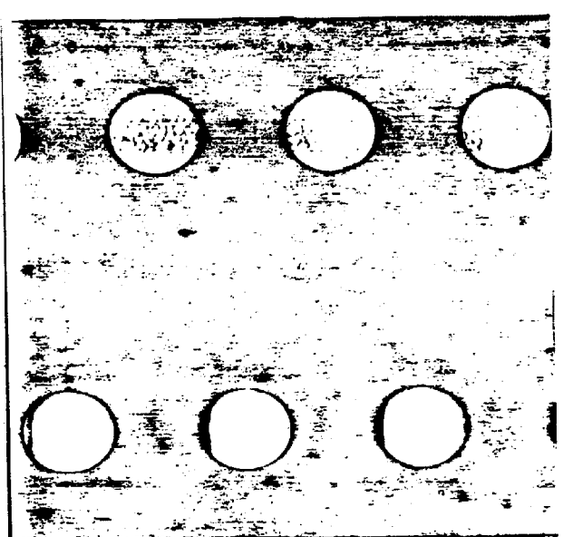
Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of April, 1994.

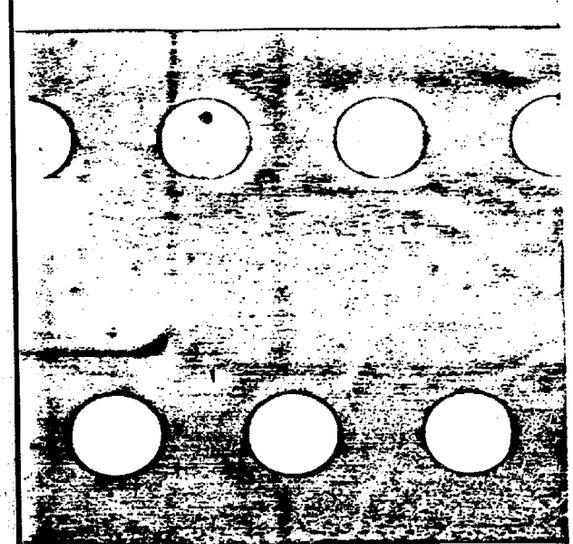
Helena Harwood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-96.

94 APR 11 AM 10:15
FELIX E. DAVIDSON COUNTY, TN. REGISTER

37401
IDENTIF. & REFERENCE





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

CAMT 16000.00
CON TX 59.20
PRFEE 1.00
WDEED 12.00
TOTAL 72.20
CHECK 72.20

04/11/94 01 10:16 0001 2236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37401
IDENTIF. & REFERENCE

94 APR 11 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 777461