WARRANTY DEED

Instr:200005080046269 Page: 1 OF 2
REC'D FOR REC 05/08/2000 1:22:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $74.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 2000

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title Co., 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Geddes (NAME)	Same as New Owner (NAME)	MAP 96 GROUP 1A
80 Riverpoint Pass (ADDRESS)	(ADDRESS)	PARCEL 6
Nashville, TN 37214 (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, Gary M. King and Elaine Boswell King, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Geddes and wife, Rosemary Geddes

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section Two Riverpoint of record in Book 5200, Page 749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary M. King, a single man, by Corporate Warranty Deed from HM Properties, Inc. as of record in Book 9140, Page 711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of Section Two Riverpoint as shown of record in Book 5200, Page 749, Register's Office for Davidson County, Tennessee, 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, 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, Declaration of Common Area to Riverpoint Home Owner's 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, Charter of Incorporation of Riverpoint Home Owner's Association, Inc. of record in Book 6252, Page 130, Register's Office for Davidson County, Tennessee, Easements to the Metropolitan Government of

CONTINUED

unimproved ( )
This is improved (X) property, known as 80 Riverpoint Pass, Nashville, TN 37214
(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 our hand s this 5th day of May 2000

Gary M. King
Gary M. King

Elaine Boswell King
Elaine Boswell King

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 Gary M. King and Elaine Boswell King, husband and wife

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 5th day of May, 2000.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

LEGAL DESCRIPTION CONTINUATION

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, Easement of record in Book 6283, Page 653, in said Register's Office, and Terms and provisions of that certain unrecorded agreement dated July 28, 1992, between MeritBanc Development Corporation, Riverpoint Home Owner's Association, Inc. and David H. Nunn, referenced in deed of record in Book 8797, Page 37, Register's Office for Davidson County, Tennessee.