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Mail

This Instrument Prepared By:

Thomas I. Bottorff
Attorney at Law
5201 Maryland Way
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Mr. & Mrs. Terry A. Hemmings 3106 Woodlawn Drive Nashville, Tennessee 37215	Same	160-11-0-A 008 Unimproved Property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Forty-Eight Thousand Fifty-Seven and 00/100 Dollars ($48,057.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of July, 1986.

Notary Public

My Commission Expires: 10-2-89

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HOMES BY HERITAGE, INC.. a Tennesse Corporation, has bargained and sold, and by these presents does grant, transfer and convey unto TERRY A. HEMMINGS AND WIFE JANE W. HEMMINGS, their heirs and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Lot No. 8 of the Plat of Heritage Heights, Phases II, III, and IV, of record in Book 6250, page 744, Register's Office, Davidson County, Tennessee, together with all rights, interests and appurtenances thereto and improvements thereon.

Being part of the property conveyed to Homes by Heritage, Inc. from Joyce C. Rybolt, Trustee for 1975 Jefferson C. Pennington Trust and 1975 Thomas Gov Pennington Trust, Jefferson C. Pennington, Jr., and Thomas Guv Pennington by Deed recorded in Book 6608, page 982, and re-recorded in Book 6611, page 371, Register's Office, Davidson County Tennessee.

This conveyance is subject to:

1. All things and matters set forth in Heritage Heights Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, Register's Office, Davidson County, Tennessee.

2. All things and matters shown on the Plat of Heritage Heights, Phases II, III, and IV, of record in Plat Book 6250, page 744, Register's Office, Davidson County, Tennessee.

3. Storm Water Detention Agreement to Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 6728, page 673, Register's Office, Davidson County, Tennessee.

07/17 141.13- CHECK

6921

4. Real property taxes for the year 1986.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, titleand interest thereto belonging to TERRY A. HEMMINGS AND WIFE JANE W. HEMMINGS, their heirs, and assigns, forever.

AND HOMES BY HERITAGE, INC., does covenant with the said TERRY A. HEMMINGS AND WIFE JANE W. HEMMINGS, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND HOMES BY HERITAGE, INC. further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said land to TERRY A. HEMMINGS AND WIFE JANE W. HEMMINGS, their heirs and assigns against the lawful claims of all persons claiming by or through it.

IN WITNESS WHEREOF, the said HOMES BY HERITAGE, INC. has caused these presents to be signed by a duly authorized officer this 15th day of July, 1986.

HOMES BY HERITAGE, INC.

By: Edsel Charles

Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Edsel Charles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of HOMES BY HERITAGE, INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, this 15th day of July, 1986.

Lynn H. Kemp
Notary Public

My Commission Expires: 7-9-89

2 1 8.2 0.

IDENTIFICATION REFERENCE

Jul 17 3 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

48057.00- AMT.
134.68 STTAX
.50 PRFEE
6.00 MORTG
CHECK 141.18-
8761A07/17/86 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 8 2 0.

IDENTIFICATION REFERENCE

JUL 17 3 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 272103