This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027

WARRANTY DEED

BOOK 6972 PAGE 120

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Thomas W. Moon Katherine V. Ratliff Twenty-Two Lymington Ct. Brentwood, Tennessee 37027	Same	160-11-0-A 026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ($229,955.96).

Affiant

SUBSCRIBED AND SWORN TO before me, this 5th day of September, 1986.

Notary Public

My Commission Expires: 7/7/89

JUDY L. VINCENT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, 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 THOMAS W. MOON AND WIFE KATHERINE V. RATLIFF, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Lot No. 26 on the Plat of Hemmingwood, Phases II, III and IV of record in Book 6900, pages 6, 7, and 8, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Homes by Heritage, Inc. from Joyce C. Rybolt, Trustee for 1975 Jefferson C. Pennington Trust and 1975 Thomas Guv 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 Hemmingwood Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 268, Register's Office, Davidson County, Tennessee.

2. 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.

3. All things and matters set forth on the Plat of Hemmingwood, Phases II, III, and IV, of record in Book 6900, pages 6, 7, and 8, Register's Office, Davidson County, Tennessee.

4. Quitclaim Deed from Homes by Heritage, Inc. a Tennessee Corporation, to Hemmingwood Homeowner's Association, Inc. of record in Book 6962, page 404, Register's Office, Davidson County, Tennessee.

5. 1986 real property taxes.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to THOMAS W. MOON AND WIFE KATHERINE V. RATLIFF, their heirs, successors and assigns, forever.

AND HOMES BY HERITAGE, INC., does covenant with the said THOMAS W. MOON AND WIFE KATHERINE V. RATLIFF, 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 THOMAS W. MOON AND WIFE KATHERINE V. RATLIFF, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said HOMES BY HERITAGE, INC. has caused these presents to be signed by a duly authorized officer this 5th day of September, 1986.

HOMES BY HERITAGE, INC.

By: John D. Carpenter
Its: Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared John D. Carpenter, 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 HOMES BY HERITAGE, INC., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, this 5th day of September, 1986.

Notary Public

My Commission Expires: 7/6/88

JUDY L. WILLIAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

39710

IDENTIFICATION REFERENCE

SEP 8 | 04 PM '86

RECEIVED

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6972 PAGE 122

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

229055.96- CAMT.
644.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 650.50-
9289A09/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

397-10

IDENTIFICATION REFERENCE

SEP 8 1 04 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 292108