WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37027-0926

BOOK 7019 PAGE 986

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (MORTGAGEE)	MAP PARCEL NUMBERS
PHILIP D. JOHNSON (NAME)	FIRST FEDERAL SAVINGS BANK (NAME)	Map 160-11-A
5536 Hearthstone Lane (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	Parcel 76
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	FBN 6DU-81645

FOR AND IN 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, HOMES BY HERITAGE, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP D. JOHNSON and A. RENAE JOHNSON, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 76 on the Plan of Phases II, III & IV Heritage Heights, as of record in Plat Book 6250, pages 744 & 745, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Homes By Heritage, Inc. by deed 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 of record in Book 6608, Page 982, rerecorded in Book 6611, page 371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, amended in Book 6892, page 540; (2) Charter of Incorporation of record in Book 6704, page 373; (3) Easements of record in Book 4974, page 788; and (4) All matters appearing on the Plan of record in Plat Book 6250, pages 744 & 745 , and Book 6200, page 353, said Register's Office.

56465

TRENTIFT REFERENCE

Oct 27 9 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 5536 Hearthstone Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of October, 1986

HOMES BY HERITAGE, INC.
By: John Daniel Carpenter

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, 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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John David Carpenter with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be Vice President of the HOMES BY HERITAGE, INC., the within named bargainor, a corporation, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said John David Carpenter as such Vice President.

Witness my hand and official seal, at Brentwood, Tennessee
this 17th day of October, 1986.

Judy L. Vincent Notary Public

Commission expires September 9, 1989

JUDY L. VINCENT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,964.00

A. Renae Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 1986.

MY COMMISSION EXPIRES: 4/19/87 (AFFIX SEAL)

Helen S. Lee
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC HELEN S. LEE

WARRANTY DEED

FROM HOMES BY HERITAGE, INC.

TO PHILIP D. JOHNSON and wife, A. RENAE JOHNSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

175964.00- CAPT.
492.80 CSTAX
.50 PRFE
6.00 WDE D
CHECK 499.30-
0336A10/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56465

IDENTIFICATION REFERENCE

Oct 27 9 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.04478