Mail

This Instrument Prepared By:

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

WARRANTY DEED BOOK 7137 PAGE 471

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Mr./Mrs. Timothy C. Siens Nineteen Bridlington Court Brentwood, Tennessee 37027	Owner	160-11-0-A 049

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $232,004.22.

Timothy C Siens
Affiant

SUBSCRIBED AND SWORN TO before me, this 12th day of Febuary, 1987.

Francine W Cavin
Notary Public

My Commission Expires: 12/5/88

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 TIMOTHY C. SIENS AND WIFE, SUE R. SIENS, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Lot No. 49 on the Plat of Hemmingwood, Phases I, 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 Heritage Heights Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6892, page 540, and First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 268, wherein the name of Heritage Heights was changed to Hemmingwood, all of record in the 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 I, 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. 1987 real property taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to TIMOTHY C. SIENS AND WIFE, SUE R. SIENS, their heirs, successors and assigns, forever.

AND HOMES BY HERITAGE, INC., does covenant with the said TIMOTHY C. SIENS AND WIFE, SUE R. SIENS, 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 TIMOTHY C. SIENS AND WIFE, SUE R. SIENS, 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 12th day of Febuary, 1987.

HOMES BY HERITAGE, INC.

By: _____
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Edsel Charles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 12th day of Febuary, 1987.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE FRANCES E. K. TAYLOR

_____
Notary Public

My Commission Expires: 12/5/88

9:39:21 IDENTIFICATION REFERENCE

FEB 17 8 49 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7137 PAGE 473

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

230834.28 CAMT
649.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 656.10
063A02/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:39:21

IDENTIFICATION REFERENCE

FEB 17 8 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45988