Return to Realty Title 48

BOOK 7310 PAGE 779

This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys 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. Eino K. Latvala 40 Abingdon Court Brentwood, Tennessee 37027	Same	160-11-0-A 4

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me, this 21st day of July, 1987.

Notary Public

My Commission Expires: 1/17/23

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 Tennessee Corporation, has bargained and sold, and by these presents does grant, transfer and convey unto EINO K. LATVALA AND WIFE, JEAN W. LATVALA, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Lot No. 4 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, corrections to said Declaration of Covenants, Conditions and Restrictions of record in Book 6948, page 268, and further amendments to said Declaration of Covenants, Conditions and Restrictions of record in Book 7269, page 387, 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. Charter of Heritage Heights Home Owners Association, Inc. of record in Book 6704, page 373, Register's Office, Davidson County, Tennessee, and Articles of Amendment to the Charter of Heritage Heights Home Owners Association, Inc. of record in Book 6936, page 894, Register's Office, Davidson County, Tennessee, in which the name was changed to Hemmingwood Home Owners Association, Inc., and the By-Laws of said Association.

5. Quitclaim Deed from Homes by Heritage, Inc. a Tennessee Corporation, to Hemmingwood Homeowner's Association, Inc. of record in Book 6962, page 404, and re-recorded in Book 7207, page 84, Register's Office, Davidson County, Tennessee.

6. Easement from Homes by Heritage, Inc. to Hemmingwood Homeowner's Association, Inc., crossing a portion of the Homes by Heritage, Inc. property and a portion of said Lot No. 4, being recorded simultaneously herewith.

7. 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 EINO K. LATVALA AND WIFE, JEAN W. LATVALA, their heirs, successors and assigns, forever.

AND HOMES BY HERITAGE, INC., does covenant with the said EINO K. LATVALA AND WIFE, JEAN W. LATVALA, 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 EINO K. LATVALA AND WIFE, JEAN W. LATVALA, 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 29th day of July, 1987.

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 David 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 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 29th day of July, 1987.

Lynn H. Kemp
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-9-89

50824

IDENTIFICATION REFERENCE

Jul 30 10 59 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 _____

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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
			250000.00- CASH	
			798.00 CHEK	
			.50 PRFE	
			6.00 MTGF	
			CHECK 256,796.50-	
			5/90A07/30/87 BH .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50824

IDENTIFI REFERENCE

JUL 30 10 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109841