BOOK 7431 PAGE 165

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Mail

This Instrument Prepared By:

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

IDENTIFICATION REFERENCE

WARRANTY DEED

DEC 21 1 20 PM '87

DAVIDSON COUNTY, TN

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Mr. Richard L. Boyette 5517 Hearthstone Lane Brentwood, Tennessee 37027	Sears Mortgage Corp. 300 Knightsbridge Parkway Lincolnshire, IL 60069	160-11-0-A 42

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $259,900.00.

Richard L Boyette
Affiant

SUBSCRIBED AND SWORN TO before me, this 18th day of December, 1987.

Mary Lynn McKerniel
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-2-89

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, JOHN C. NEFF, has bargained and sold, and by these presents does grant, transfer and convey unto RICHARD L. BOYETTE, his heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Lot No. 42 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 the same property conveyed to John C. Neff by Warranty Deed from Homes by Heritage, Inc., a Tennessee corporation, of record in Book 7431, page 162, 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.

12/21/1987 03CHECK 734.22

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. 1987 real property taxes and all back taxes have been paid.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to RICHARD L. BOYETTE, his heirs, successors and assigns, forever.

AND JOHN C. NEFF does covenant with the said RICHARD L. BOYETTE, that he 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 JOHN C. NEFF further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said land to RICHARD L. BOYETTE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, JOHN C. NEFF has caused these presents to be signed this 18th day of December, 1987.

JOHN C. NEFF

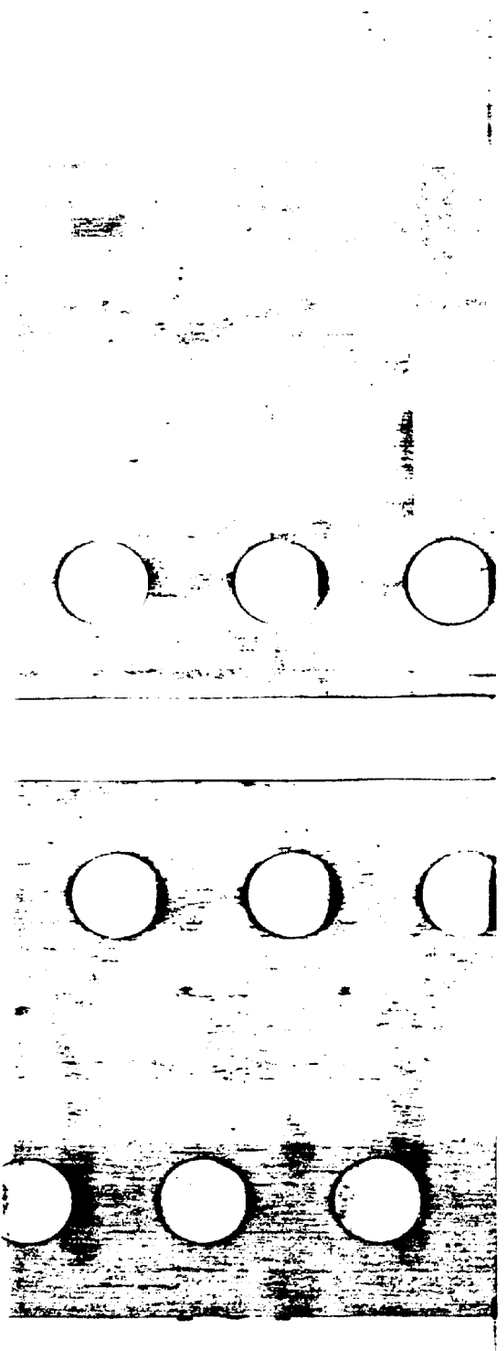
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, the within named John C. Neff, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 18th day of December, 1987.

Mary Lynn Huckabee
Notary Public

My Commission Expires: 10-2-89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7431 PAGE 167

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 259900.00
CON TX 727.72
PRFEE 0.50
MDEED 6.00
TOTAL 734.22
CHECK 734.22

12/21/87 01 13:22 0001 1886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92 1:7:5.

IDENTIFI REFERENCE

DEC 21 1 20 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 47018