Bk/60

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner(s) as Follows: Send Tax Bills To: | Map-Parcel Nos.
0838 04/04 0101 03CHECK 493.42

Homes by Heritage, Inc. Owner | 160-11-0-A 091
4 Todgers Court
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $173,900.00.

Judy K Vincent
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of March, 1988.

Mary Lynn Huckeba
Notary Public

My Commission Expires: 10-2-89

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WESLEY S. CARTER AND WIFE, EUGENIA CARTER, have bargained and sold, and by these presents do grant, transfer and convey unto HOMES BY HERITAGE, INC., a Tennessee corporation, its successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Lot No. 91 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 Wesley S. Carter and wife, Eugenia Carter, by Warranty Deed from Homes by Heritage, Inc., a Tennessee corporation, of record in Book 7139, page 408, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1988 property taxes, a lien not yet due and payable.

2. 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.

3. 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.

4. 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.

5. 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.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to HOMES BY HERITAGE, INC., a Tennessee corporation, its successors and assigns forever.

AND WESLEY S. CARTER AND WIFE, EUGENIA CARTER, do covenant with the said HOMES BY HERITAGE, INC., a Tennessee corporation, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND WESLEY S. CARTER AND WIFE, EUGENIA CARTER, do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said real property to the said HOMES BY HERITAGE, INC., a Tennessee corporation, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of March, 1988.

Wesley S. Carter
WESLEY S. CARTER

Eugenia Carter
EUGENIA CARTER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WESLEY S. CARTER AND WIFE, EUGENIA CARTER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 31st day of March, 1988.

Mary Lynn Nicholson
Notary Public

My Commission Expires: 10-2-89

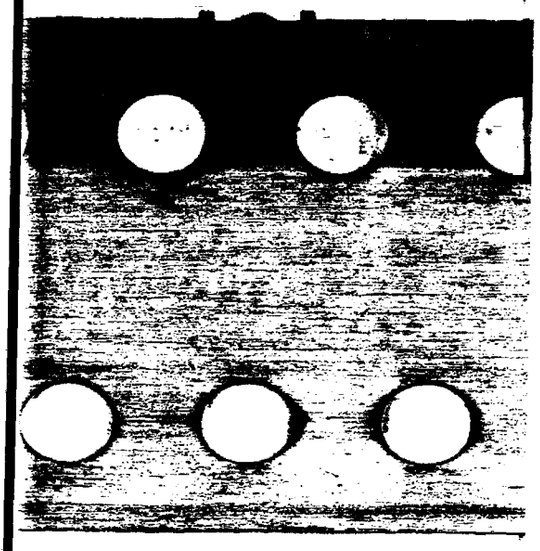
MARY LYNN NICHOLSON NOTARY PUBLIC AT LARGE TENNESSEE STATE

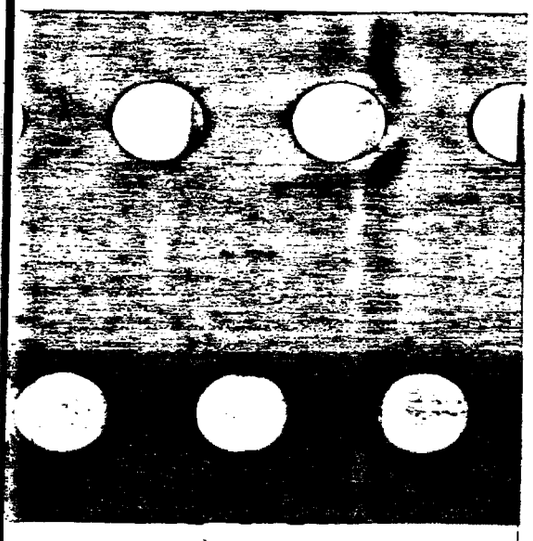
18320

IDENTIFICATION REFERENCE

APR 4 2 28 PM '88

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7507 PAGE 366

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18320

IDENTIFICATION REFERENCE

APR 4 2 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	173900.00
CON TX	486.92
PRFEE	0.50
WDEED	6.00
TOTAL	493.42
CHECK	493.42

04/04/88 01 13:31 0001 0838

No. 77047