BOX 60

BOOK 7549 PAGE 819

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. Donald Fergusson 5532 Hearthstone Lane Brentwood, Tennessee 37027	Sovran Mortgage Corp. P. O. Box 26388 Richmond, Virginia 23260	160-11-0-A 77

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Nan S. Jorgensen
Affiant

SUBSCRIBED AND SWORN TO before me, this 20th day of May, 1988.

Mary Lynn Nickens
Notary Public

My Commission Expires: 10-2-89

9396 05/20 0101 03CHECK 566.50

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, LANNY H. WALLER, has bargained and sold, and by these presents does grant, transfer and convey unto DONALD A. FERGUSSON AND WIFE, BARBARA FERGUSSON, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Lot No. 77 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 Lanny H. Waller, unmarried, by Deed from Homes by Heritage, Inc., of recorded in Book 7055, page 70, 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. 1988 property taxes.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to DONALD A. FERGUSSON AND WIFE, BARBARA FERGUSSON, their heirs, successors and assigns, forever.

AND LANNY H. WALLER does covenant with the said DONALD A. FERGUSSON AND WIFE, BARBARA FERGUSSON, 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 LANNY H. WALLER further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said land to DONALD A. FERGUSSON AND WIFE, BARBARA FERGUSSON, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

KAY WALLER joins in this transaction for the purpose of conveying any marital right, title and interest she may have in said property by virtue of her marriage to Lanny H. Waller.

IN WITNESS WHEREOF, the said LANNY H. WALLER has caused these presents to be signed this 20th day of May, 1988.

LANNY H. WALLER

KAY WALLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of and for said county and state, LANNY H. WALLER AND WIFE, KAY WALLER, 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 at office this 20th day of May, 1988.

Notary Public

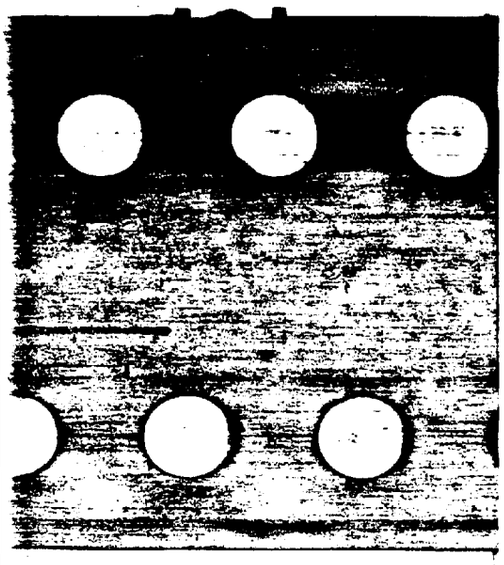
My Commission Expires: 10-2-89

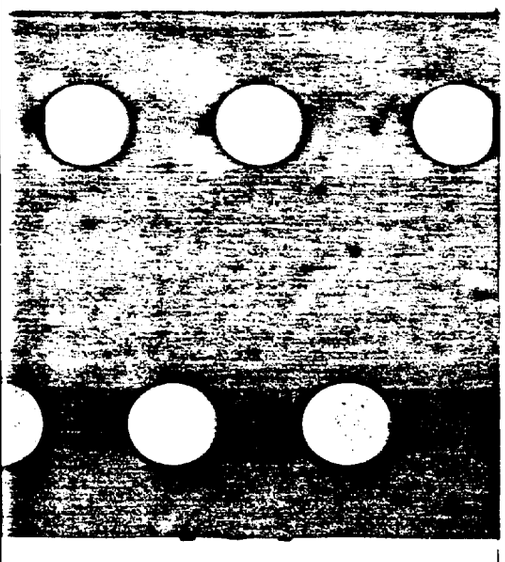
NOTARY PUBLIC AT LARGE

MAY 20 4 22 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

32493





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7549 PAGE 821

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	200000.00
CON TX	560.00
PRFEE	0.50
MDEED	6.00
TOTAL	566.50
CHECK	566.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/20/88 01 16:23 0001 9396

32493

IDENTIFICATION REFERENCE

MAY 20 4 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93576