Box 60

BOOK 7576 PAGE 664

This Instrument Prepared By:

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

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Mr. & Mrs. Benjamin Chamberlain 31 Abingdon Court Brentwood, Tennessee 37027	Owner	160-11-0-A 13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Benjamin F. Chamberlain
Affiant

SUBSCRIBED AND SWORN TO before me, this 15th day of June, 1988.

Mary Lynn Nickell
Notary Public

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, STEVE B. BARTLETT, AN UNMARRIED PERSON, has bargained and sold, and by these presents does grant, transfer and convey unto BENJAMIN F. CHAMBERLAIN AND WIFE, CLEMENTINE W. CHAMBERLAIN, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Lot No. 13 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 Steve B. Bartlett, an unmarried person, by Quitclaim Deed from John W. Coleman, an unmarried person, of record in Book 7468, page 166, 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 real property taxes.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to BENJAMIN F. CHAMBERLAIN AND WIFE, CLEMENTINE W. CHAMBERLAIN, their heirs, successors and assigns, forever.

AND STEVE B. BARTLETT does covenant with the said BENJAMIN F. CHAMBERLAIN AND WIFE, CLEMENTINE W. CHAMBERLAIN, 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 STEVE B. BARTLETT further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said land to BENJAMIN F. CHAMBERLAIN AND WIFE, CLEMENTINE W. CHAMBERLAIN, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, STEVE B. BARTLETT has caused these presents to be signed this 15th day of June, 1988.

Steve B Bartlett
STEVE B. BARTLETT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Steve B. Bartlett, 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 15th day of June, 1988.

Mary Lynn McDonald
Notary Public

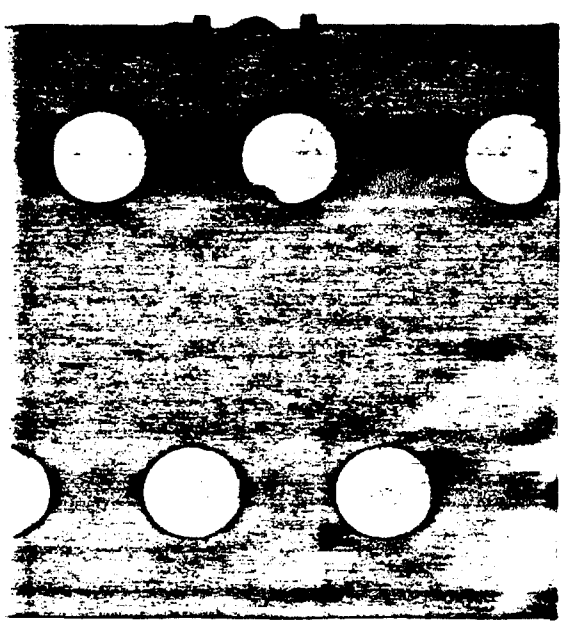
My Commission Expires: 10-2-89

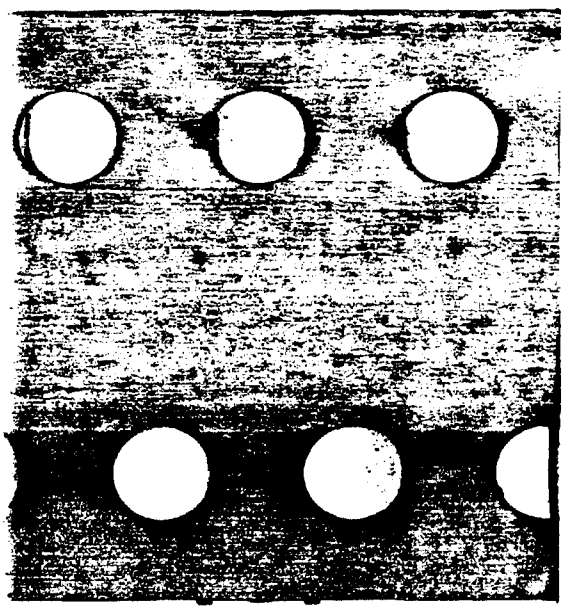
4 1 4 7 4

IDENTIFICATION REFERENCE

JUN 17 3 25 PM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

7070 06/17 0101 03CHECK 180.10





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7576 PAGE 666

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 62000.00
CON TX 173.60
PRFEE 0.50
WDEED 6.00
TOTAL 180.10
CHECK 180.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7070

41474.

IDENTIFICATION REFERENCE

JUN 17 3 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103882