Bof 60

BOOK 7723 PAGE 213

This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Homes by Heritage, Inc. 4 Todgers Court Brentwood, TN 37027	Owner	160-11-0-A 95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $175,400.00.

Affiant

Subscribed and sworn to before me this 6th day of December, 1988.

Notary Public

My Commission Expires: 10-2-89

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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, WILLIAM W. TRAYLOR AND WIFE, CAROLINE A. TRAYLOR, have bargained and sold, and by these presents does hereby transfer and convey unto HOMES BY HERITAGE, INC., a Tennessee corporation, its heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Lot No. 95 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 William W. Traylor and wife, Caroline A. Traylor by Warranty Deed from Homes by Heritage, Inc., a Tennessee corporation, of record in Book 7331, page 43, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1988 property taxes.

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.

6. Easements to Metropolitan Government of Nashville-Davidson County of record in Book 7597, pages 691, 695, 723 and 728, Register's Office, Davidson County, Tennessee.

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

AND WILLIAM W. TRAYLOR AND WIFE, CAROLINE A. TRAYLOR, do covenant with the said HOMES BY HERITAGE, INC., 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 WILLIAM W. TRAYLOR AND WIFE, CAROLINE A. TRAYLOR, do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said land to HOMES BY HERITAGE, INC., a Tennessee corporation, its heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said WILLIAM W. TRAYLOR AND WIFE, CAROLINE A. TRAYLOR have caused these presents to be ~~signed~~ this 6th day of December, 1988.

William W. Traylor
WILLIAM W. TRAYLOR

Caroline A. Traylor
CAROLINE A. TRAYLOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared WILLIAM W. TRAYLOR AND WIFE, CAROLINE A. TRAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they as such, executed the foregoing instrument for the purpose therein contained, by signing their names hereto.

WITNESS my hand and seal this 6th day of December, 1988.

Mary L. Strickland
Notary Public

My Commission Expires: 10-2-89

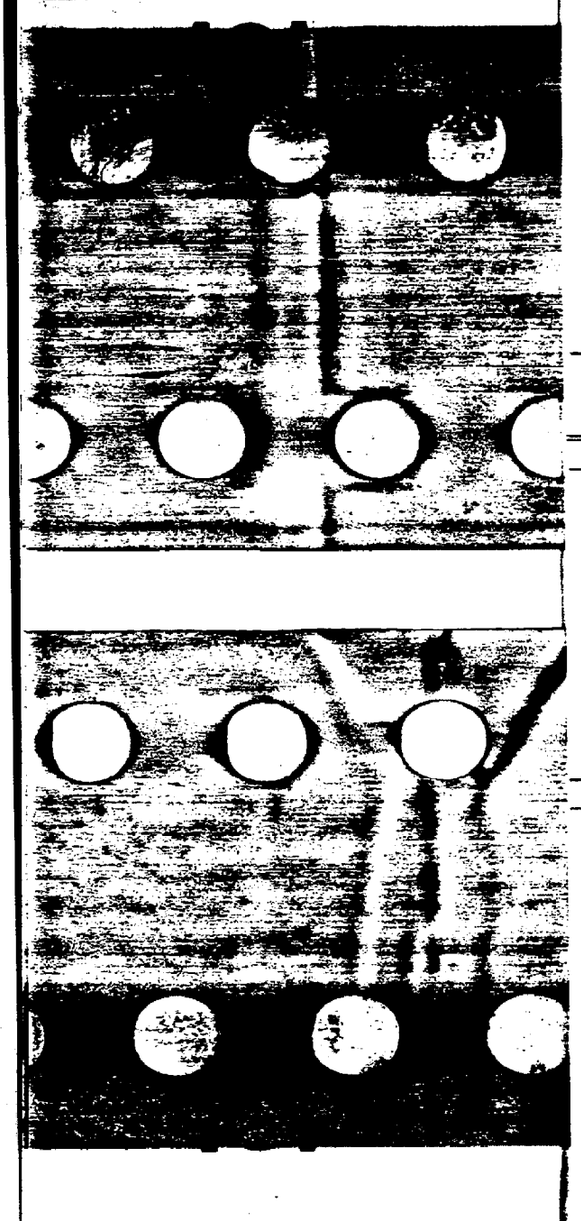
9195

IDENTIFICATION

Dec 8 12 00 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

549 12/08 0101 03CHECK 585.32



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

RECEIVED OF _____

FOR _____

BOOK 7723 PAGE 215

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
			CAMT	
				175400.00
			CON TX	578.82
			PRFEE	0.50
			WDEED	6.00
			TOTAL	585.32
			CHECK	585.32
12/08/88	01		12:00 0001	5549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91951

IDENTIFICATION REFERENCE

DEC 8 12 00 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161751