This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mr. David J. Nicholas 5416 Hearthstone Lane 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 $170,000.00.

Tracy D. Dyer
Affiant

Subscribed and sworn to before me this 19th day of October, 1989.

NOTARY PUBLIC AT LARGE

Sue G. Hale
Notary Public

My Commission Expires: 9-26-92

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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, HOMES BY HERITAGE, INC., a Tennessee Corporation, has bargained and sold, and by these presents does hereby transfer and convey unto DAVID J. NICHOLAS (hereinafter "GRANTEE"), his 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 Homes by Heritage, Inc., from William W. Traylor and wife, Caroline A. Traylor by Deed recorded in Book 7723, page 213, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. Real property taxes for 1990 and subsequent years.

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 GRANTEE, his heirs, successors and assigns forever.

AND HOMES BY HERITAGE, INC., does covenant with the said GRANTEE that it 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 HOMES BY HERITAGE, INC., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said HOMES BY HERITAGE, INC., a Tennessee corporation, has caused these presents to be signed this 18th day of October, 1989.

HOMES BY HERITAGE, INC.

By: David L Ballew
Title: Executive Vice President

7955 10/23 0101 03CHECK 568.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David L. Ballew, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Officer of Homes by Heritage, Inc., the within named bargainor, a corporation, and that he/she as such Officer executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 18th day of October, 1989.

Notary Public

My Commission Expires: March 17, 1990

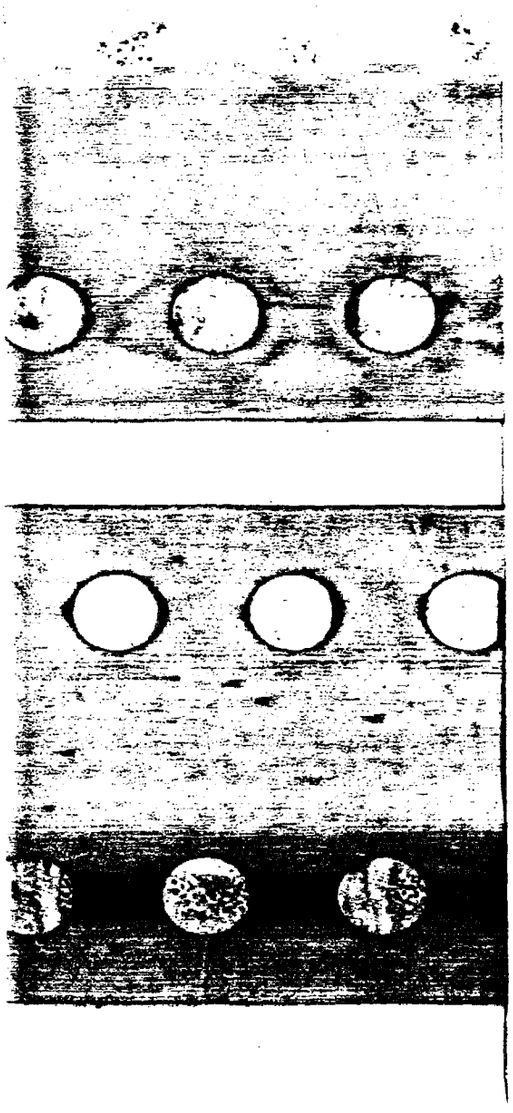
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

75898

IDENTIF. REFERENCE

OCT 23 10 47 AM '89

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 7965 PAGE 804

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	170000.00
			CON TX	561.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	568.00
			CHECK	568.00
10/23/89	01		10:49 0001	7955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75098

IDENTIF. T REFERENCE

OCT 23 10 47 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260088