File 60

This Instrument Prepared By:

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

BOOK 7971 PAGE 385

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mr. & Mrs. Garry H. Pedigo 22 Lymington Court Brentwood, TN 37027	Owner	160-11-0-A 26

0217 10/31 0101 03CHECK 719.80

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 $216,000.

Kathy C. Pedigo
Affiant

Subscribed and sworn to before me this 27th day of October, 1989.

Notary Public

My Commission Expires: 10/5/93

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.
OCT 31 8 48 AM '89
IDENTIF. REFERENCE
77783

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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, THOMAS W. MOON AND WIFE KATHERINE V. RATLIFF, have bargained and sold, and by these presents do hereby transfer and convey unto GARRY H. PEDIGO AND WIFE KATHY C. PEDIGO their heirs, successors and assigns, all their right, title and interest in certain real property described as follows, to wit:

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

Lot No. 26 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 Thomas W. Moon and wife Katherine V. Ratliff by Warranty Deed from Homes by Heritage, Inc., a Tennessee corporation, recorded in Book 6972, page 120, 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 & 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 GARRY H. PEDIGO AND WIFE KATHY C. PEDIGO their heirs, successors and assigns forever.

AND THOMAS W. MOON AND WIFE KATHERINE V. RATLIFF, do covenant with the said GARRY H. PEDIGO AND WIFE KATHY C. PEDIGO 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 THOMAS W. MOON AND WIFE KATHERINE V. RATLIFF, 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 GARRY H. PEDIGO AND WIFE KATHY C. PEDIGO their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of October, 1989.

THOMAS W. MOON

KATHERINE V. RATLIFF

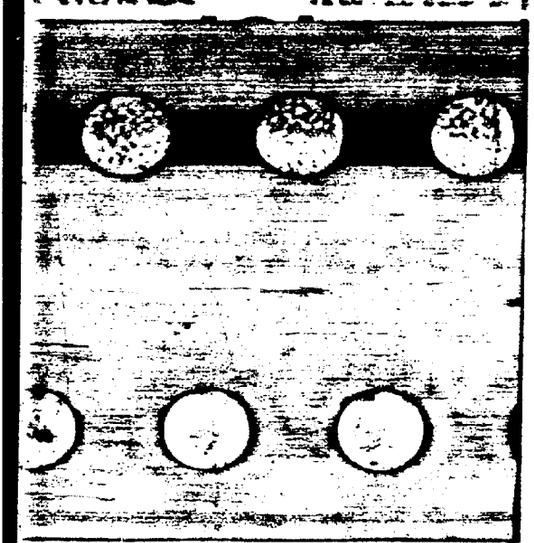
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

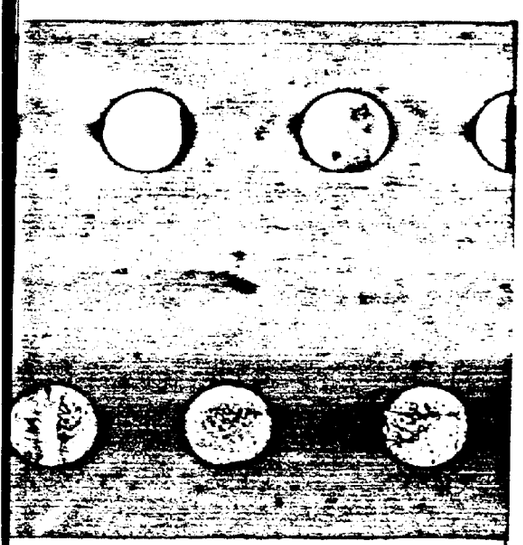
PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS W. MOON AND WIFE KATHERINE V. RATLIFF, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within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

WITNESS my hand this 27th day of October, 1989.

Notary Public

My Commission Expires: 10/5/93





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

RECEIVED OF _____

FOR _____

BOOK 7971 PAGE 387

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 216000.00
CON TX 712.80
PRFEE 1.00
WDEED 6.00
TOTAL 719.80
CHECK 719.80

10/31/89 01 08:49 0001 0217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77783

IDENTIF. TREFERENCE

OCT 31 8 48 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 262312