This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Dr.& Mrs. Robert J. Lazar M/M Lewis C. Veraldi 41 Ashington Lane Brentwood, TN 37027	Prudential Home Mortgage P. O. Boc 4148 Frederick, MD 21701-0909	160-11-0-A 116

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 $186,000.00.

Affiant 5/21/90

Subscribed and sworn to before me this 21st day of May, 1990.

Notary Public

My Commission Expires: 10-5-93

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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 LEWIS C. VERALDI AND WIFE IRENE V. VERALDI, as to a one-half (1/2) undivided interest, AND ROBERT J. LAZAR AND WIFE LISA A. LAZAR, as to a one-half (1/2) undivided interest, as joint tenants with rights of survivorship, (hereinafter "GRANTEES") their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Lot No. 116 on the Plat of Hemmingwood, Phase 4, of record in Book 6900, page 574, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Homes by Heritage, Inc. from Joyce C. Rybolt, Trustee for 1975 Jefferson C. Pennington Trust and 1975 Thomas Guv Pennington Trust, Jefferson C. Pennington, Jr., and Thomas Guv Pennington by Deed recorded in Book 6608, page 982, and re-recorded in Book 6611, page 371, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. 1990 Davidson County 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, Phase 4, of record in Book 6900, page 574, 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 GRANTEES, their heirs, successors and assigns forever.

AND GRANTOR does covenant with the said GRANTEES, 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 GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said HOMES BY HERITAGE, INC. has caused these presents to be signed by a duly authorized officer this 21st day of May, 1990.

HOMES BY HERITAGE, INC.

By: David L Ballew
Its: Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

3996 05/23 0101 03CHECK 620.80

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 to be Vice President of HOMES BY HERITAGE INC., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 21st day of May, 1990.

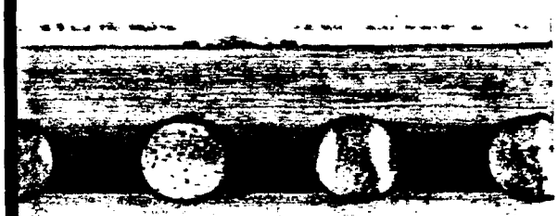
Mary L. Buckner
Notary Public

NOTARY PUBLIC AT LARGE

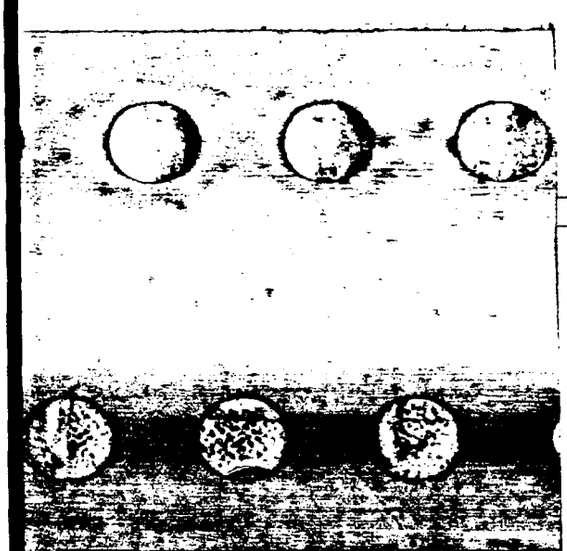
My Commission Expires: 10-5-93

28212

MAY 23 10 43 AM '90







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

RECEIVED OF _____

FOR _____

BOOK 8114 PAGE 694

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	186000.00
CON TX	613.80
PRFEE	1.00
WDEED	6.00
TOTAL	620.80
CHECK	620.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/90 01 10:44 0001 3996

28212

IDENTIFICATION REFERENCE

MAY 23 10 43 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 321415