FILE BOX 46

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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.
Sharon L. Powers 5548 Hearthstone Lane Brentwood, TN 37027	First Republic Mortgage 2090 Hewitt Avenue Kettering, Ohio 45440	160-11-0-A 72

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 $154,900.00.

Sharon L. Powers
Affiant

Subscribed and sworn to before me this 31st day of May, 1990.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public

My Commission Expires: My Commission Expires Nov. 21, 1992

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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 SHARON L. POWERS, UNMARRIED, her heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Lot No. 72 on the Plat of Hemmingwood, Phases II, III, and IV, of record in Book 6900, pages 7 and 8, 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. 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, 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 SHARON L. POWERS, her heirs, successors and assigns forever.

AND HOMES BY HERITAGE, INC. does covenant with the said SHARON L. POWERS 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 SHARON L. POWERS, her 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 31st day of May, 1990.

HOMES BY HERITAGE, INC.

By: David L Ballew
David L. Ballew
Its: Vice President

6568 06/04 0101 03CHECK 518.17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared David L. Balew, 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 purposes therein contained.

WITNESS my hand and seal this 31st day of May, 1990.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

Notary Public

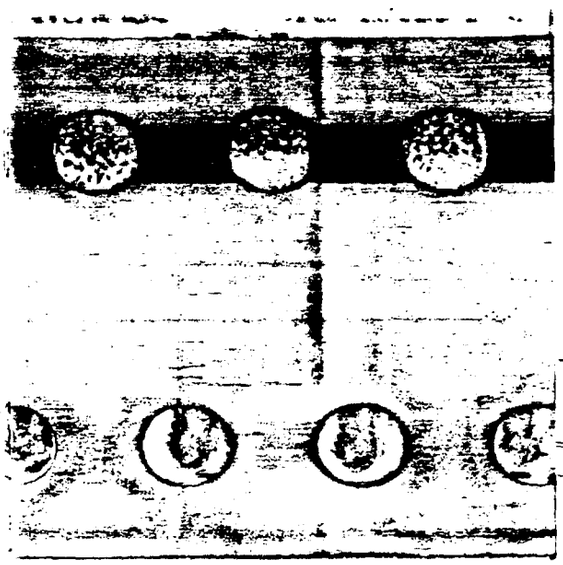
My Commission Expires: My Commission Expires Nov. 21, 1992

3U607

IDENTIF. TREFERENCE

JUN 4 10 41 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

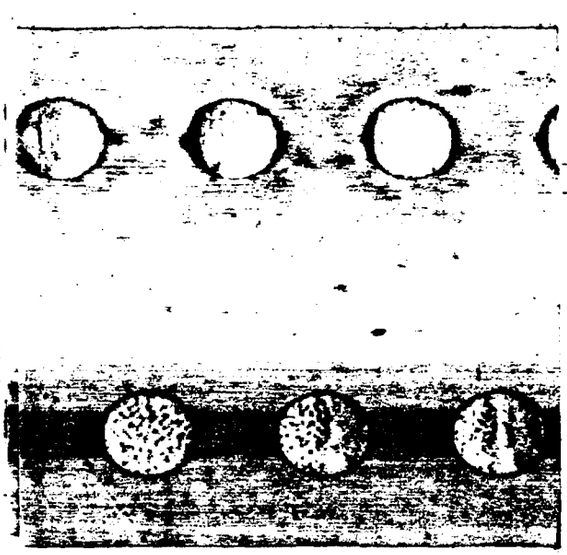
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
154900.00
CON TX 511.17
PRFEE 1.00
WDEED 6.00
TOTAL 518.17
CHECK 518.17
05/04/90 01 10:40 0001 8568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



30607.

IDENTIF. REFERENCE

JUN 4 10 41 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 324267