WARRANTY DEED

BOOK 8139 PAGE 160

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MICHAEL A. BRYANT	NEW OWNERS	Map 160-11-A
(NAME)	(NAME)	
19 Bridlington Court		Parcel 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		F.B.#6DU81618
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TIMOTHY C. SIENS AND WIFE, SUE R. SIENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. BRYANT AND WIFE, CATHERINE M. BRYANT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Phases II, III & IV Hemmingwood, as of record in Plat Book 6900, pages 6, 7 and 8, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy C. Siens and wife, Sue R. Siens by deed from Homes By Heritage, Inc., a Tennessee corporation of record in Book 7137, page 471, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, amended in Book 6892, page 540, Book 6925, page 268, corrected in Book 6948, page 268; (3) Dedication of Common Area in Book 6962, page 404, rerecorded in Book 7207, page 84; (4) Charter in Book 6704, page 373, amended in Book 6936, page 893 and in Book 7496, page 163, (5) Easements of record in Book 4974, page 788; (6) Storm Water Detention Agreement in Book 6728, page 673; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 6, 7 and 8, said Register's Office.

3691.4

TENNESSEE REAL ESTATE TRANSFER TAX
JUN 26 2 11 PM '90
FEES & TAXES

This is improved (XX) / unimproved ( ) property, known as 19 Bridlington Court, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of June, 19 90.

Timothy C. Siens
TIMOTHY C. SIENS

Sue R. Siens
SUE R. SIENS

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY C. SIENS AND WIFE, SUE R. SIENS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of June 19 90.

My commission expires 3/27/93 Notary Public Catherine C. Hershey

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,555.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 19 90

MY COMMISSION EXPIRES: 5/27/93 (AFFIX SEAL) Catherine C. Hershey Notary Public

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE STATE OF TENN.

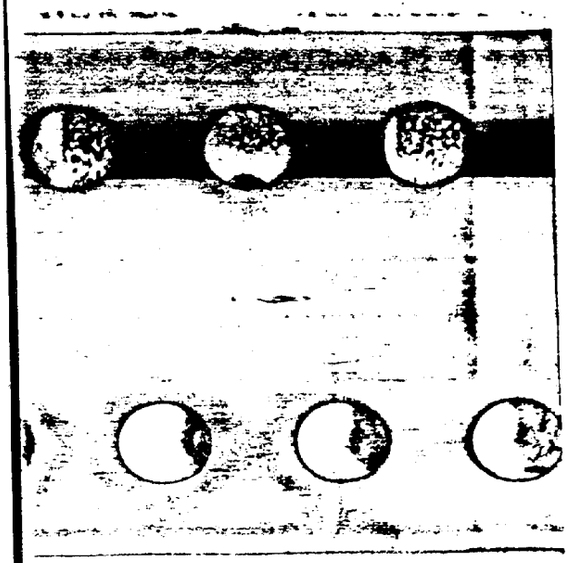
WARRANTY DEED

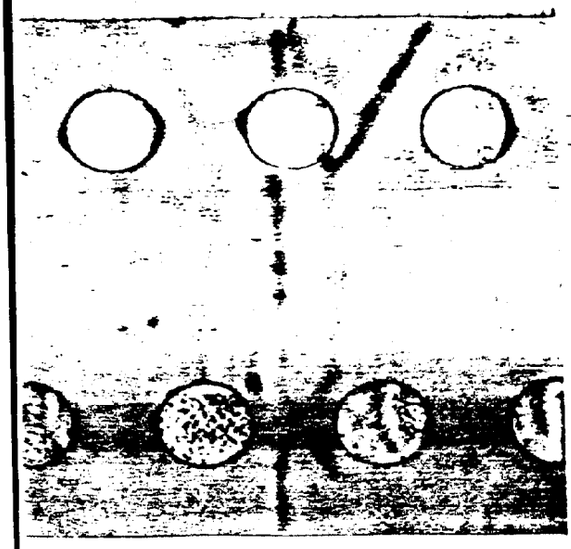
FROM TIMOTHY C. SIENS AND WIFE, SUE R. SIENS

TO MICHAEL A. BRYANT AND WIFE, CATHERINE M. BRYANT

4034 06/26 0101 03CHECK 833.78

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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 250555.00
				CON TX 826.98
				PRFEE 1.00
				WDEED 6.00
				TOTAL 833.98
				CHECK 833.98
06/26/90	01			14:11 0001 4034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3691.4

IDENTIFICATION REFERENCE

JUN 26 2 11 PM '90

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

No. 331643