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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.
Stephen J./Angela M. Ross 240 Ashington Court Brentwood, TN 37027	Owner	160-11-0-A 66

JUL 13 9 31 AM 90
4 - 0 6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $207,000.00.

Affiant

Subscribed and sworn to before me this 12th day of July, 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 STEPHEN J. ROSS AND WIFE ANGELA M. ROSS, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Lot No. 66 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. 2570 07/13 0101 03CHECK 690.10

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 STEPHEN J. ROSS AND WIFE ANGELA M. ROSS, their heirs, successors and assigns forever.

AND HOMES BY HERITAGE, INC. does covenant with the said STEPHEN J. ROSS AND WIFE ANGELA M. ROSS 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 STEPHEN J. ROSS AND WIFE ANGELA M. ROSS, 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 12th day of July, 1990.

HOMES BY HERITAGE, INC.

By: Angela Marshall
Angela Marshall
Its: Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

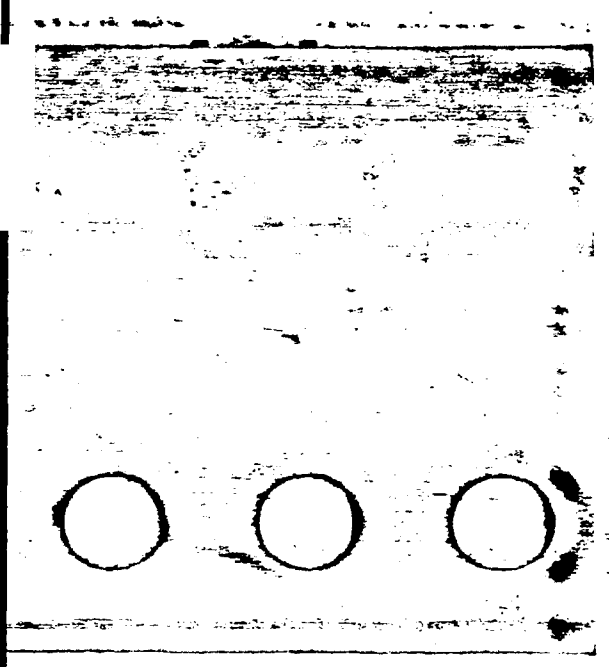
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Angela Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Secretary/Treasurer of HOMES BY HERITAGE INC., the within named bargainor, a corporation, and that she as such Secretary/Treasurer, executed the foregoing instrument for the purpose therein contained.

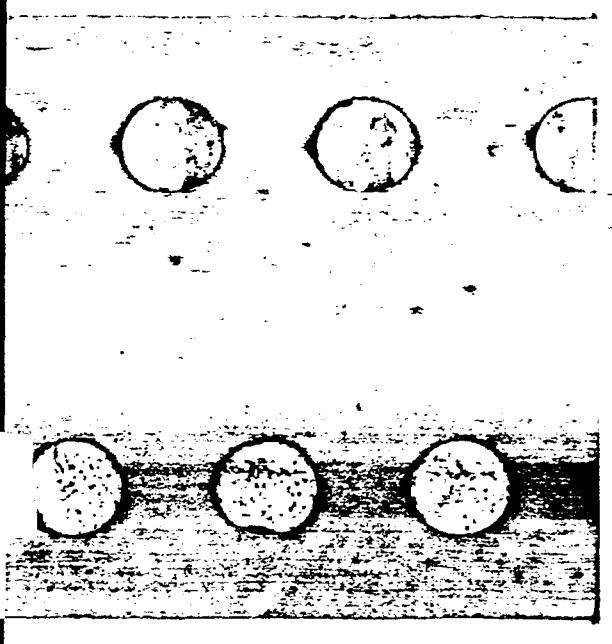
WITNESS my hand and seal this 12th day of July, 1990.

M. L. Mackintosh
Notary Public

My Commission Expires: 10-5-93

[redacted]





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
207000.00
CON TX 683.10
PRFEE 1.00
WDEED 6.00
TOTAL 690.10
CHECK 690.10

07/13/90 01 09:34 0001 9570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41064

IDENTIFICATION

Jul 13 9 32 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 336420