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.
Mr. & Mrs. David T. Dwyer 611 Copperfield Court Brentwood, TN 37027	Dominion Bankshares Mortgage Corporation P. O. Box 12701 Roanoke, VA 24027-2701	172-01-0-A 133

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 $175,000.00.

Affiant

Subscribed and sworn to before me this 20th day of July, 1990.

Notary Public

My Commission Expires: 10-3-95

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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 DAVID THOMAS DWYER AND PATRICIA N. DWYER, husband and wife, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Lot No. 133 on the Plat of Copperfield of record in Book 6900, pages 555 thru 559, Register's Office, Davidson County, Tennessee.

Being part of the property conveyed to Homes by Heritage, Inc., a Tennessee corporation, by Warranty Deed from Jack L. Langford and wife, Ima F. Langford, of record in Book 6737, page 209, and Warranty Deed from Thomas E. Smith and wife, Louise Corbin Smith, of record in Book 6737, page 212, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. Real property taxes for 1990 and subsequent years.

2. Declaration of Covenants, Conditions and Restrictions for Copperfield of record in Book 6779, page 296, as re-recorded in Book 6783, page 973, said Register's Office, as amended and superseded by Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482, said Register's Office, as further amended in Book 7208, page 889, Register's Office, Davidson County, Tennessee.

3. All things and matters on the Plat of record for Copperfield in Book 6900, pages 555-559, Register's Office, Davidson County, Tennessee.

4. Transmission line easement contained in an instrument of record in Book 2437, page 8, said Register's Office.

5. Transmission line easement contained in an instrument of record in Book 2438, page 376, said Register's Office.

6. Easements to Metropolitan Government of Nashville-Davidson County of record in Book 7593, pages 488 and 511, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to DAVID THOMAS DWYER AND PATRICIA N. DWYER, husband and wife,, their heirs, successors and assigns forever.

AND HOMES BY HERITAGE, INC. does covenant with the said DAVID THOMAS DWYER AND PATRICIA N. DWYER, husband and wife,, 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 DAVID THOMAS DWYER AND PATRICIA N. DWYER, husband and wife,, 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 20th day of July, 1990.

HOMES BY HERITAGE, INC.

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 purpose therein contained.

WITNESS my hand and seal this 20th day of July, 1990.

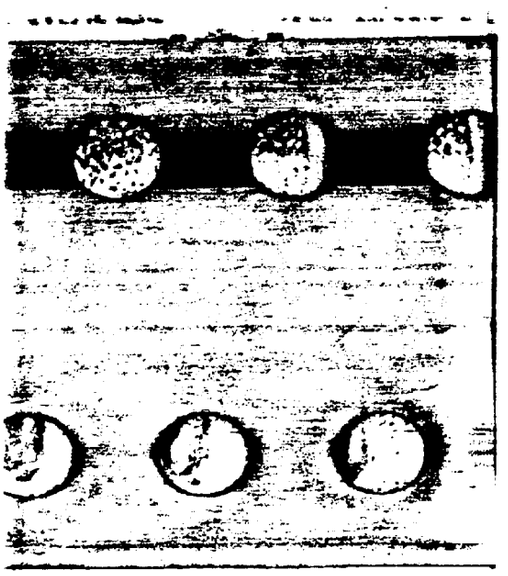
M. L. Huckaby
Notary Public

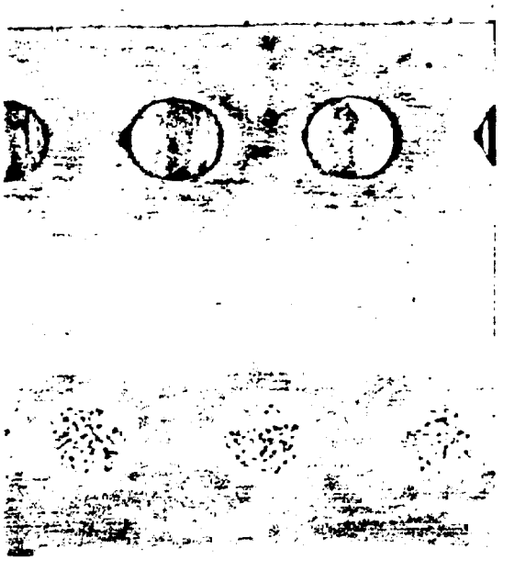
My Commission Expires: 10-5-93

437.00

Jul 24 9 51 AM '90

2806 07/24 0101 03CHECK 584.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8158 PAGE 921

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 175000.00
CON TX 577.50
PRFEE 1.00
MTGFEE 6.00
TOTAL 584.50
CHECK 584.50

07/24/90 01 08:52 0001 2806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

437.06

T. E. MAYFIELD REGISTER

JUL 24 9 51 AM '90

FEE

No. 339616