This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 160-11A/12CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Fleet Mortgage Corporation	M/M Jim O. Stafford	Fleet Mrtgage Corporation
P. O. Box 1561	503 A Ligon Drive	
Milwaukee, WI 53201	Nashville, TN 37204	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, RESOLUTION TRUST CORPORATION, CONSERVATOR FOR INVESTORS SAVINGS BANK, F.S.B., formerly INVESTORS FEDERAL SAVINGS BANK, has bargained and sold and by these presents do transfer and convey unto JIM O. STAFFORD and wife, MARTHA J. STAFFORD, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plat of Hemmingwood, Phases I, II, III and IV of record in Book 6900, pages 6, 7 and 8, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Investors Federal Bank, Nashville, Tennessee, by quitclaim deed from Margaret M. Huff, Trustee in Bankruptcy for John W. Coleman, of record in Book 7628, page 174, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions.

1. 1990 Davidson County property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsiblity for payment of same.

2. All matters as shown on the Plan Hemmingwood, Phase I, II, III, and IV, of record in Book 6900, page 6, 7, and 8, Register's Office of Davidson County, Tennessee.

3. All 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 of Davidson County, Tennessee.

4. Storm Water Detention Agreement to Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 6728, page 673, Register's Office of Davidson County, Tennessee.

5. Charter of Heritage Heights Home Owners Association, Inc., of record in Book 6704, page 373, Register's Office of 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 of Davidson County,

Tennessee, in which the name was changed to Hemmingwood Home Owners Association, Inc., and the By-Laws of said Association.

6. Common Area conveyed to Homeowners Association by quitclaim deed of record in Book 7207, page 84, Register's Office of Davidson County, Tennessee.

7. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, of record in Book 7597, page 691 and in Book 7597, page 728, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, the parties have executed this instrument on the 3rd day of August, 1990.

8049 08/08 0101 03CHECK 700.00

RESOLUTION TRUST CORPORATION
CONSERVATOR FOR:

INVESTORS SAVINGS BANK, F.S.B.

By: William R. Beal
William R. Beal,
Title: Managing Agent
by Lockhart Smith, ESQ

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared WILLIAM R. BEAL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing Agent of RESOLUTION TRUST CORPORATION, the within named bargainor, and that he as such Managing Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said WILLIAM R. BEAL as Managing Agent.

WITNESS my hand and seal, at office, on this 3rd day of August, 1990.

Notary Public

My Commission Expires:
5/22/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $210,000.00.

Affiant

Sworn to and subscribed before me on this the 3rd day of August, 1990.

Notary Public

My Commission Expires:
Jan. 3, 1993

47.854

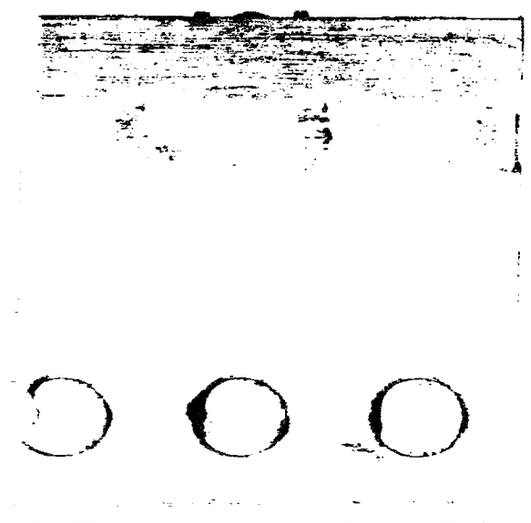
IDENTIFICATION REFERENCE

Aug 8 8 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

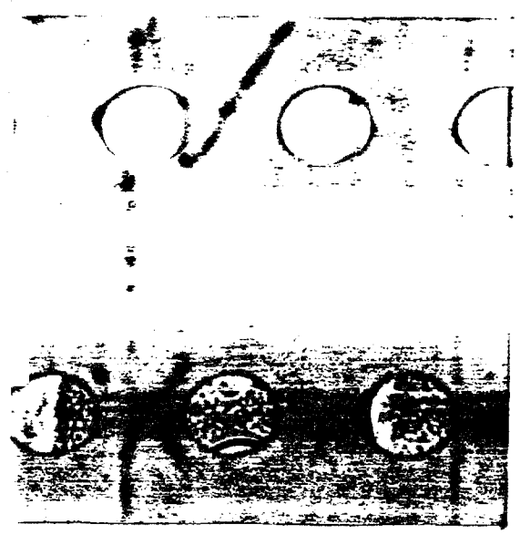
BOOK 8170 PAGE 566

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 210000.00
CON TX 693.00
PRFEE 1.00
MDEED 6.00
TOTAL 700.00
CHECK 700.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/08/90 01 00246 0001 8049



47854

IDENTIFICATION REFERENCE

Aug 8 8 40 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344505