This Instrument Prepared By:

KIRKSEY & CRON (CPC)
109 Westpark Dr., Ste. 360
Brentwood, TN 37024-2427

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Biscan Development Company 111 Westwood Pl. Brentwood, TN 37027	Same	160-11-0-A 16, 65, 70, 114, & 115

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 $ 190,749.97

Robert J Burse
Affiant

Subscribed and sworn to before me this 16th day of October, 1990.

0568 10/16 0101 03CHECK 636.31

Charles P. Cron
Notary Public

My Commission Expires: 7-13-91

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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, including the assumption of an indebtedness secured by, and other obligations contained in that certain Deed of Trust dated September 10, 1985, of record in Book 6653, page 492, of record in the Register's Office for Davidson County, Tennessee, the receipt and sufficiency of said consideration being hereby acknowledged, HOMES BY HERITAGE, INC., a Tennessee corporation, ("GRANTOR") has bargained and sold, and by these presents does hereby transfer and convey unto BISCAN DEVELOPMENT COMPANY, a Tennessee corporation ("GRANTEE"), its successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Lots No. 16, 65, 70, and 114 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.

Lot No. 115 on the Revised Plat of Hemmingwood, Phase IV, of record in Plat Book 6900, page 574, 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 for Davidson County, Tennessee.

3. All things and matters set forth on the Plat of record for Hemmingwood, Phases I, II, III, and IV, of record in Book 6900, pages 6, 7, and 8, Register's Office, Davidson County, Tennessee.

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

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 GRANTEE its successors and assigns forever.

AND GRANTOR does covenant with the said GRANTEE 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 GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to GRANTEE its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed by a duly authorized officer this 15th day of October, 1990.

248 IDENTIF. REFERENCE
OCT 16 3 36 PM '90
FILED WILSON II REGISTER DAVIDSON COUNTY TN.

HOMES BY HERITAGE, INC.

By: William H. Ogilvie
William H. Ogilvie

STATE OF TENNESSEE
COUNTY OF Williamson

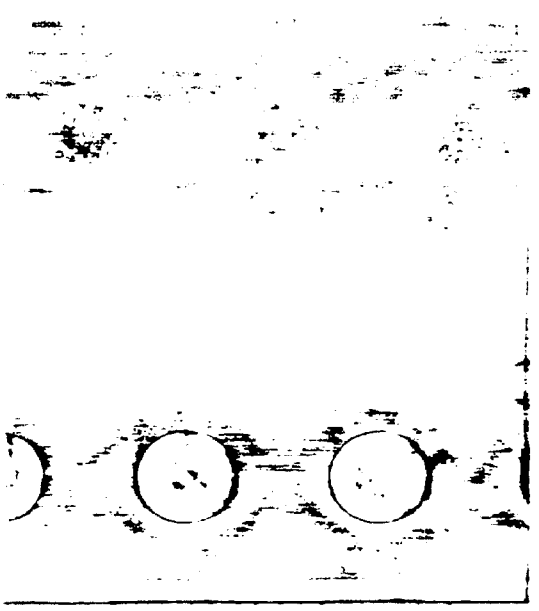
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared WILLIAM H. OGILVIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of HOMES BY HERITAGE, INC., the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

WITNESS my hand and seal this 16th day of October, 1990.

Charles P. Crow
Notary Public

CHARLES P. CROW NOTARY PUBLIC AT LARGE

My Commission Expires: 7-13-91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

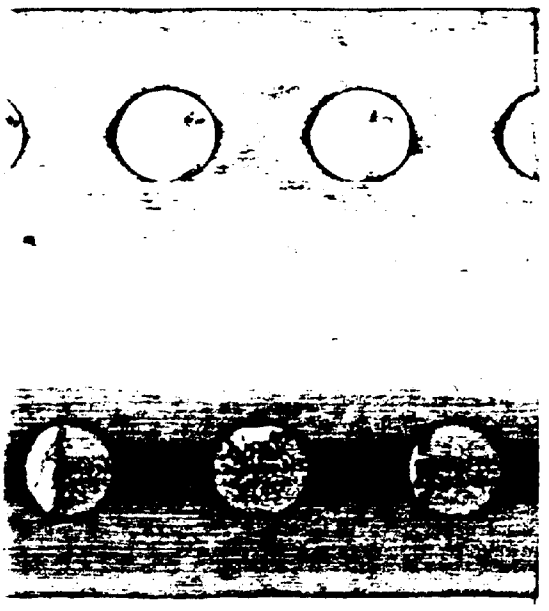
RECEIVED OF _____

FOR _____

BOOK 8218 PAGE 274

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 190749.97
CON TX 629.31
PRFEE 1.00
RDFEE 6.00
TOTAL 636.31
CHECK 636.31

10/16/90 01 15:37 0001 0568

65248

IDENTIF. REFERENCE

OCT 16 3 36 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364765