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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 BOOK 8304 PAGE 425

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mr./Mrs. T.C. Siens	Owner	160-11-0-A 115
824 Cook's Court		
Brentwood TN 37027		

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 $32,500.00.

Sue R. Siens
Affiant

Subscribed and sworn to before me this 1st day of March, 1991.

M. L. Nicholson
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, BISCAN DEVELOPMENT COMPANY, a Tennessee corporation, has bargained and sold, and by these presents does hereby transfer and convey unto TIMOTHY C. SIENS AND WIFE SUE R. SIENS, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

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

Being part of the same property conveyed to Biscan Development Company, a Tennessee corporation, by deed from Homes by Heritage, Inc., a Tennessee corporation, of record in Book 8218, page 272, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. Real property taxes for 1991 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, 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 Revised Plat of Hemmingwood, Phase IV, 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 TIMOTHY C. SIENS AND WIFE SUE R. SIENS, their heirs, successors and assigns forever.

AND BISCAN DEVELOPMENT COMPANY does covenant with the said TIMOTHY C. SIENS AND WIFE SUE R. SIENS 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 BISCAN DEVELOPMENT COMPANY does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to TIMOTHY C. SIENS AND WIFE SUE R. SIENS, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said BISCAN DEVELOPMENT COMPANY has caused these presents to be signed by a duly authorized officer this 1st day of March, 1991.

BISCAN DEVELOPMENT COMPANY

By: _____
David L. Battis
Its: Secretary

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared David L. Battis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Biscan Development Company, the within named bargainor, a corporation, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 1st day of March, 1991.

_____
Notary Public

My Commission Expires: 10-5-93

97178

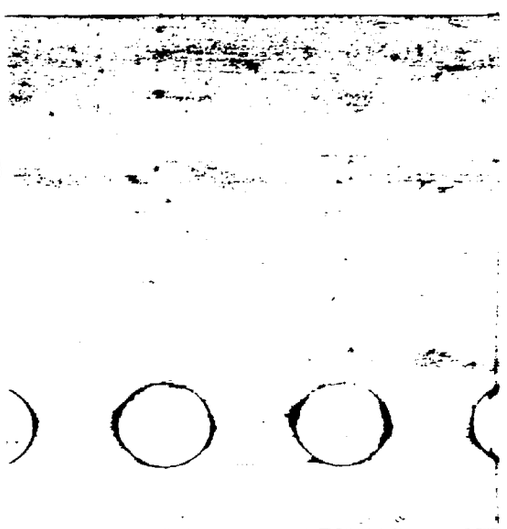
IDENTIF. REFERENCE

MAR 6 8 01 AM '91

DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8304 PAGE 427

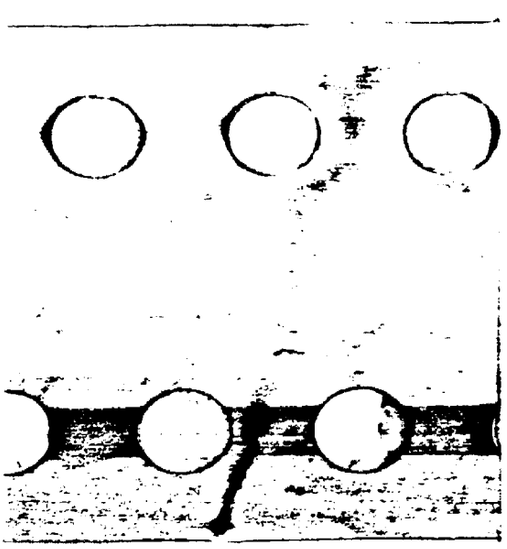
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	32500.00
CON TX	107.25
PRFEE	1.00
WDEED	6.00
TOTAL	114.25
CHECK	114.25

03/06/91 03 RRR03 0001 1266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



97178

IDENTIF. REFERENCE

MAR 6 9 01 AM '91

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

No. 402088