DC456

This Instrument Prepared by P. Garifo
8 Penn Center
Phila., PA 19103

RETURN TO:
JOHN JORDAN, ESQ.
1 BURTON HILLS BLVD.
STE 220
NASHVILLE, TN 37215

BOOK 8331 PAGE 455

WARRANTY DEED

THIS INDENTURE, made this 22nd day of March, A. D., 19 91, **between** ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MC CARTY, Trustees under Declaration of Trust dated March 1, 1990, of 8 Penn Center, Philadelphia, PA 19103

~~Tennessee~~ **First Parties, and**

ROYCE H. SHILEY

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE HUNDRED EIGHTY SEVEN THOUSAND AND NO/100 **Dollars ($**187,000.00**)**

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being Lot No. 67 on the Plan of Hemmingwood of record in Plat Book 6900, Pages 6, 7, and 8, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same premises which Brian R. Neader and Karen S. Neader, Husband and Wife, by Deed dated AUGUST 28, 1991 and recorded in Davidson County, Tennessee, in Deed Book Volume 8199 , Page 442 &c., granted and conveyed unto Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Robert W. Bugel and George E. McCarty, Trustees under Declaration of Trust dated March 1, 1990, in fee.

AND by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

Parcel ID #160-11-0-A-67

07119

IDENTIF. REFERENCE

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DAVIDSON COUNTY, TN.

5415 04/16 0101 03CHECK 627.10

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

SEE EXHIBIT 'A' ATTACHED HERETO

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

.....(L. S.)

.....(L. S.)

and

.....(L. S.)

Trustees under Declaration of Trust dated March 1, 1990

STATE OF PENNSYLVANIA
COUNTY OF Philadelphia } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State [illegible] and [illegible] Trustees under Declaration of Trust dated March 1, 1990, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in [illegible] County, this 22 day of March 1991

Judith A. Carbonara
Notary Public

My Commission expires 3/25/91

NOTARIAL SEAL
JUDITH A. CARBONARA, Notary Public
City of Philadelphia, Phila. County
My Commission Expires March 25, 1991

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER ROYCE H. SHILEY
ADDRESS 230 ASHINGTON COURT
BRENTWOOD, TN 37027

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES

ADDRESS

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $187,000.00. Affiant .....

Subscribed and sworn to before me this 15TH day of APRIL 19 91

NOTARY PUBLIC AT LARGE

Notary Public Karen Randels

MY COMMISSION EXPIRES: 11-26-94

KEITH PRESS, INC., PRINTERS, KNOXVILLE

1. Real property taxes for 1991 and all future years.

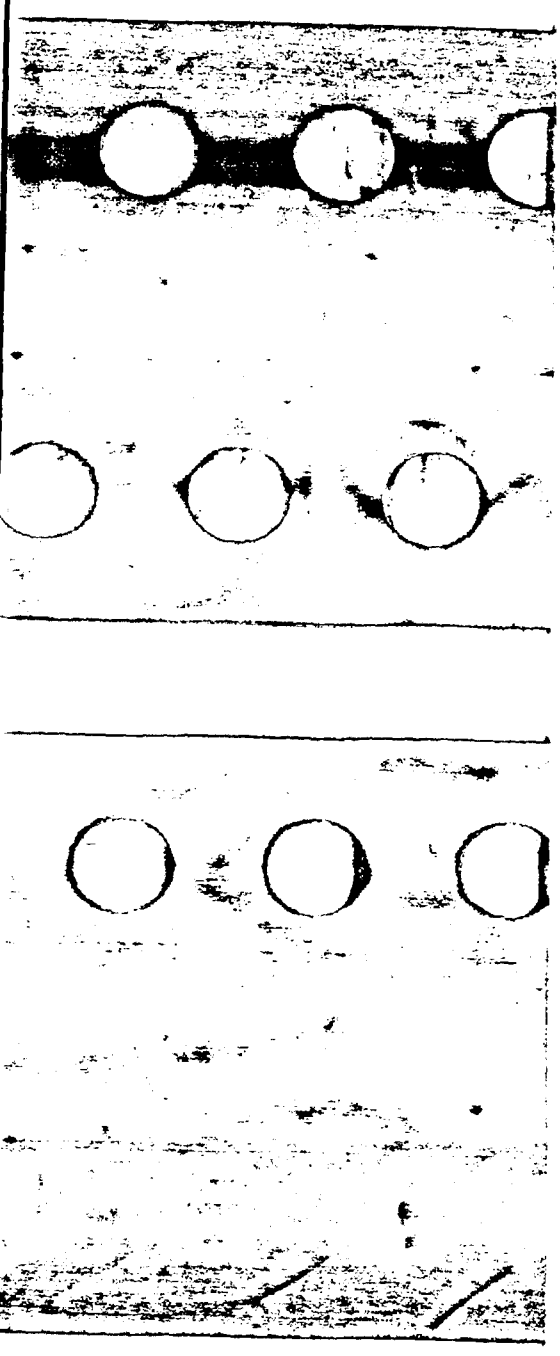
2. All matters set forth in Plat of Hemmingwood, Phases I, II, III and IV, of record in Book 6900, pages 6, 7 and 8m, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, as amended in Book 6892, page 540, Book 6925, page 268, Book 7269, page 387 and Book 7474, page 205, said Register's Office. An Instrument of Correction was recorded on August 11, 1986, of record in Book 6948, page 268, said Register's Office.

4. Charters and Amendments of Heritage Heights Homeowner's Association, Inc., and Hemmingwood Homeowner's Association, Inc., of record in Book 6704, page 373, Book 6936, page 893, and Book 7496, page 163, said Register's Office.

5. Stormwater Detention Agreement, of record in Book 6728, page 673, said Register's Office.

6. Easements as set forth in Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7597, page 691, Book 7597, page 695, Book 7957, page 723, and Book 7597, page 728, said Register's Office.



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 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 187000.00
CON TX 617.10
PRFEE 1.00
WDEED 9.00
TOTAL 627.10

CHECK 627.10
04/16/91 01 14:35 0001 5415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07119

IDENTIF. REFERENCE

APR 16 2 34 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 413462