This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED BOOK 8338 PAGE 886

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mr.& Mrs. S. Turner 6436 Cloverbrook Dr. Brentwood, TN 37027	Owner	160-11-0-A 114

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 $65,000.00.

Affiant

Subscribed and sworn to before me this 14th day of April, 1991.

Notary Public

My Commission Expires: Mar. 12, 1994

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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 STEVE W. TURNER AND WIFE GAIL B. TURNER, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Lot No. 114 on the Plat of Hemmingwood, Phase I, of record in Book 6900, page 6, 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 5948, 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 Plat of Hemmingwood, Phase I, of record in Book 6900, page 6, Register's Office, Davidson County, Tennessee.

5. Charter of Heritage Heights Home Owners Association, Inc., of record in Bock 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 STEVE W. TURNER AND WIFE GAIL B. TURNER, their heirs, successors and assigns forever.

AND BISCAN DEVELOPMENT COMPANY does covenant with the said STEVE W. TURNER AND WIFE GAIL B. TURNER 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 STEVE W. TURNER AND WIFE GAIL B. TURNER, 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 16th day of April, 1991.

BISCAN DEVELOPMENT COMPANY

By: Robert S. Biscan
ROBERT S. BISCAN
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Robert S. Biscan, 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 Biscan Development Company, 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 April, 1991.

Thomas L. Bethel
Notary Public

My Commission Expires: Mar. 12, 1994

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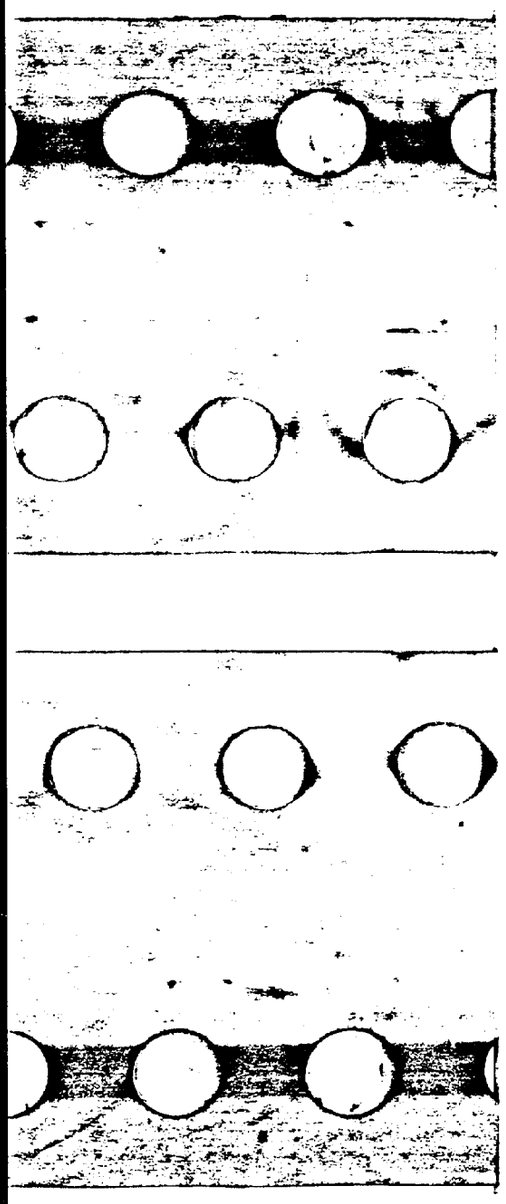
APR 26 3 05 PM '91
FELIX E. ELSON, REGISTER
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

09858

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8338 PAGE 888

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	65000.00
CON TX	214.50
PRFEE	1.00
WDEED	6.00
TOTAL	221.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CHECK	221.50

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09858

IDENTIF. REFERENCE

APR 26 3 05 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 416584