This Instrument Prepared By:

Ralph W. Mello
101 Westpark Drive, Suite 250
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Nos.
Mr. and Mrs. Joe Crowder 113 Bridlington Lane Brentwood, TN 37027	BancOklahoma Mortgage Corp. P. O. Box 35688 Tulsa, OK 74153	160-11-0-A 44

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $184,900.00.

Lora Buntin
Affiant

Subscribed and worn to before me, this 26th day of January, 1994.

Ralph W. Mello
Notary Public

My Commission Expires: Sept. 24, 1994

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LORA LYNN BUNTIN, has bargained and sold, and by these presents does grant, transfer and convey unto JOE T. CROWDER and wife, LINDA S. CROWDER, their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Lot No. 44 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 Lora Lynn Buntin by deed from Bertha L. Preston, of record in Book 8802, Page 357, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 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.

2. 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.

3. All things and matters set forth 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.

4. Easement for driveway purposes as set out in Book 7701, page 13, 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. 1994 property taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to JOE T. CROWDER and wife, LINDA S. CROWDER, their heirs, successors and assigns, forever.

AND LORA LYNN BUNTIN, does covenant with the said JOE T. CROWDER and wife, LINDA S. CROWDER, that she 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 LORA LYNN BUNTIN, further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to said land to JOE T. CROWDER and wife, LINDA S. CROWDER, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

PHILLIP W. BUNTIN joins in executing this deed for the purpose of waiving any and all marital rights, including homestead rights, which he may have in this property by virtue of his marriage to LORA LYNN BUNTIN.

WITNESS our hands this 26 day of January, 1994.

Lora Lynn Buntin
LORA LYNN BUNTIN

Phillip W Buntin
PHILLIP W. BUNTIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me LORA LYNN BUNTIN, with whom I am personally acquainted (or on the basis of satisfactory evidence thereof), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 1994.

Notary Public

My Commission Expires: Sept. 24, 1994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me PHILLIP W. BUNTIN, with whom I am personally acquainted (or on the basis of satisfactory evidence thereof), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 1994.

Notary Public

My Commission Expires: Sept. 24, 1994

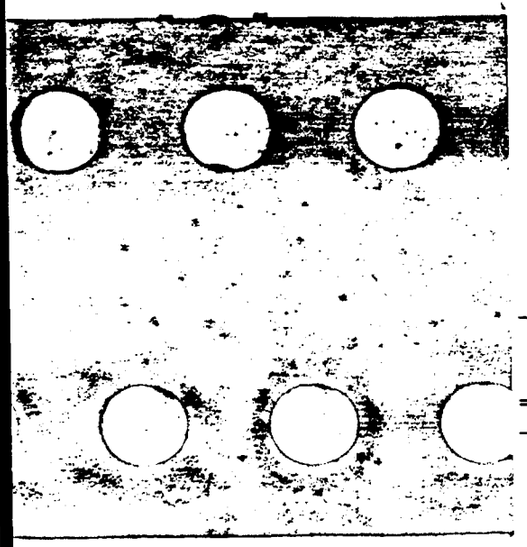
3991 01/27 0101 03CHECK 697.13

11580
IDENTIF. & REFERENCE

94 JAN 27 AM 10:43
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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



RECEIVED OF _____

FOR _____

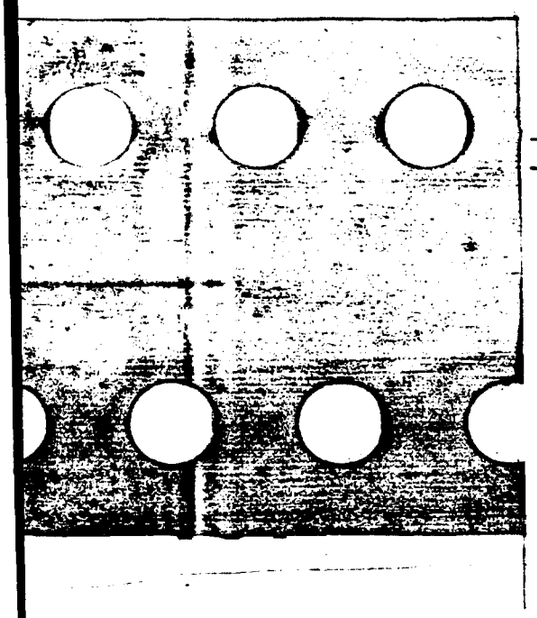
BOOK 9231 PAGE 483

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 184900.00
CON TX 684.13
PRFEE 1.00
WDEED 12.00
TOTAL 697.13
CHECK 697.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
01/27/94 01 10:44 0001 3991



11580
IDENTIF. & REFERENCE

94 JAN 27 AM 10:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 749924