BOOK 9531 PG 942

Box 58 ✱

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 222,000.00

David Madsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David E. Madsen	Huntington Mortgage Company	MAP 160-11A
(NAME)	(NAME)	
5553 Hearthstone Lane	7575 Huntington Park Drive,	PARCEL 33
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Columbus, OH 43235	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Francis E. Conn and wife, Ann E. Conn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Madsen and wife, Sandra Kay Madsen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, more particularly described as follows:

Lot No. 33 on the Plat of Hemmingwood, Phase I, II, III and IV, of record in Book 6900, pages 6, 7, 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Francis E. Conn and wife, Ann E. Conn by deed from Raymond F. Devery and wife, Lynn W. Devery by instrument of record in Book 9556, page 124, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

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.

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

Charter of Heritage Heights Home Owners Association, Inc. of record in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 5553 Hearthstone Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 2nd day of February 19 95

Francis E. Conn

Francis E. Conn

Ann E. Conn

Ann E. Conn

BOOK 9591 PG 943

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis E. Conn and wife, Ann E. Conn

the bargainor s, 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 Franklin, Tennessee, this 2nd day of February, 1993.

Commission expires 11-30-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

6704, page 373, Register's Office, Davidson County, Tennessee, and Articles of Amendment to the Charter of Heritage Heights Home Owners Associations, Inc., of record in Book 6936, page 894, Register's Office, Davidson County, Tennessee, in which the name was changed to Hemmignwood Home Owners Association, Inc., and the By-Laws of said Association.

Easement to Metropolitan Govenment of Nashville-Davidson County of record in Book 7597, pages 691, 695, 723 and 728, Register's Office, Davidson County, Tennessee.

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.

Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

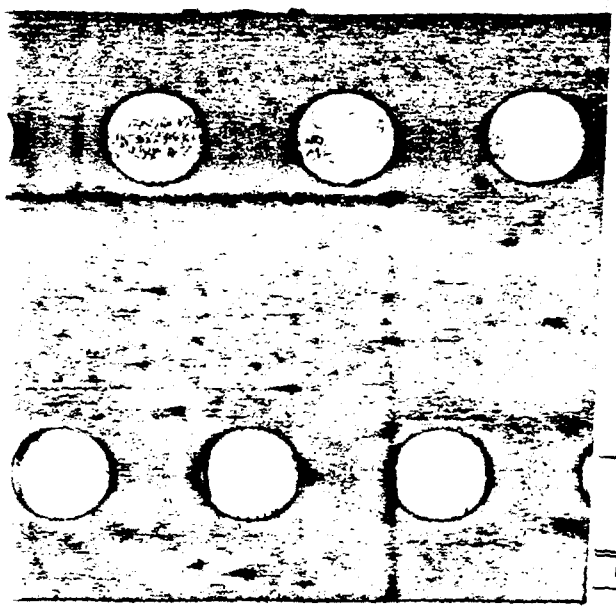
32975

IDENTIF. & REFERENCE

95 FEB -9 AM 10: 26

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0447 02/09 0101 03CHECK 834.40



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

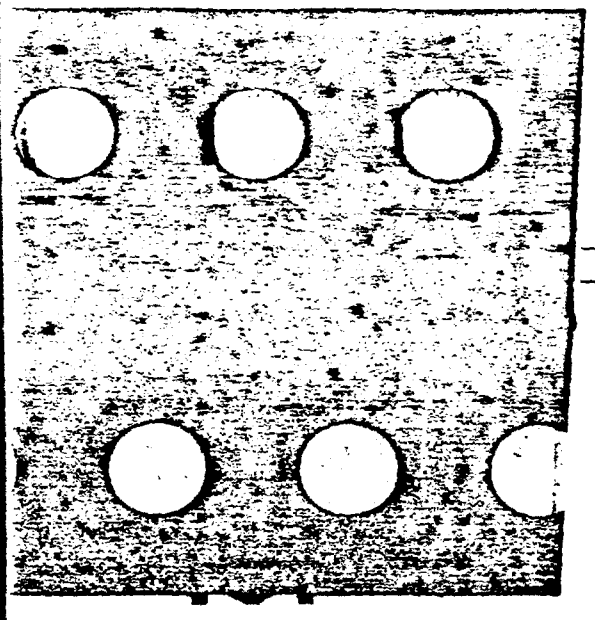
RECEIVED OF _____

FOR _____

BOOK 9531 PG 945

CO - 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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32975
IDENTIF. ↑ REFERENCE

95 FEB -9 AM 10: 26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02/09/95 01 10:27 0001 0447

CAMT 222000.00
CON TX 821.40
PRFEE 1.00
WDEED 1.00
ERR CO
WDEED 1.00-
WDEED 12.00
TOTAL 834.40
CHECK 834.40

No. 880174