Box 17

BOOK 9994 PG 212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 10/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Duvall (NAME)	same (NAME)	MAP 160-11A
60 Abingdon Court (ADDRESS)	(ADDRESS)	PARCEL 6
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	6DU81675

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, Theresa Nanfro, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Duvall and wife, Nettie D. Duvall

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. 6 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, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Joseph Nanfro and wife, Theresa Nanfro by deed from Homes By Heritage, Inc., a Tennessee corporation, of record in Book 7798, page 934 and re-recorded in Book 7836, page 472, Register's Office for Davidson County, TN. The said Joseph Nanfro having since died and the property vested in Theresa Nanfro by estate by the entireties.

Subject to all 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 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

CONTINUED

unimproved ( )
This is improved (X) property, known as 60 Abingdon Court, 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 my hand this 26th day of March 19 96

Theresa Nanfro

Theresa Nanfro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa Nanfro

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 26th day of March 19 96.

Commission expires 11/22/97

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

0164938
IDENTIF. & REFERENCE

96 MAR 28 PM 1:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

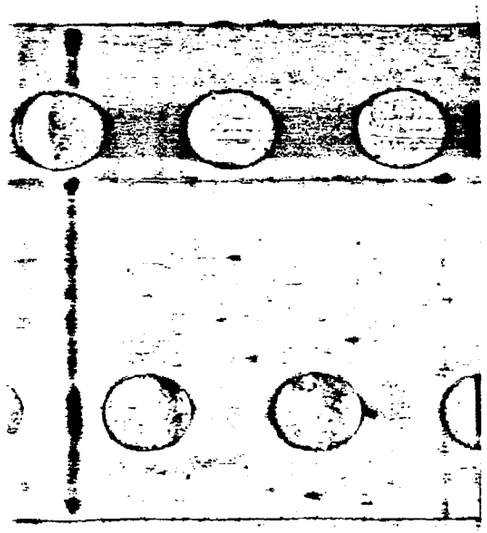
record in Book 7269, page 387, Register's Office for Davidson County, Tennessee.

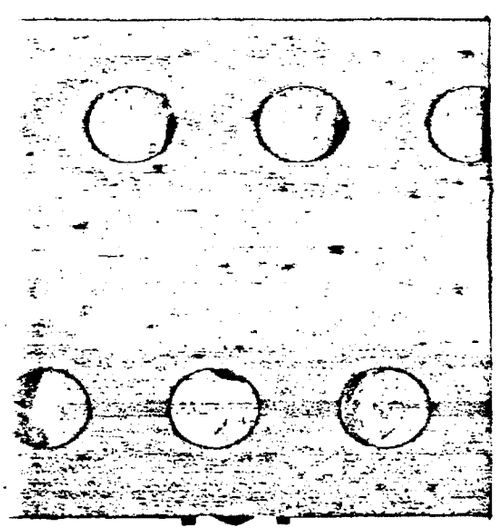
Subject to Charter of Heritage Heights Home Owners Association, Inc. of record in Book 6704, page 373, and Articles of Amendment to the Charter of record in Book 6936, page 894 in which the name was changed to Hemmingwood Home Owners Association, Inc. and the By-Laws of said association, Register's Office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

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

3641 03/28 0101 03CHECK 1382.00





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

RECEIVED OF _____

FOR _____

BOOK 9994PG215

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
				CAMT 370000.00
				CON TX 1369.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1382.00
				CHECK 1382.00
			03/28/96 01	13:35 0001 3641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164938
IDENTIF. # REFERENCE

96 MAR 28 PM 1:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021656