58

WARRANTY DEED

BOOK 10245 PG 244

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,000.00

Mary J. Gasser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jane Gasser (NAME)	Mary Jane Gasser (NAME)	MAP 160-11A
5532 Hearthstone Lane (ADDRESS)	5532 Hearthstone Lane (ADDRESS)	PARCEL 77
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Ronald C. McKinney and wife, Ann W. McKinney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Jane Gasser

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. 77 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 Ronald C. McKinney and wife, Ann W. McKinney by deed from First Meridian Corporation by instrument of record in Book 8908, page 413, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

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 Declarations of covenants, conditions and restrictions of record in Book 6948, page 268,

CONTINUED

unimproved ( )
This is improved (X) property, known as 5532 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 25th day of October 19 96

Ronald C. McKinney
Ronald C. McKinney

Ann W. McKinney
Ann W. McKinney

BOOK 10245 PG 245

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 Ronald C. McKinney and wife, Ann W. McKinney

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 25th day of October 19 96.

Commission expires 11/30/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within said 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

02242274
IDENTIF. ↑ REFERENCE

96 NOV -1 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

and further Amendments to said Declarationof Covenants, Conditions and Restrictions of record in Book 7269, page 387, all of record in the Register's Office, Davidson County, Tennessee.

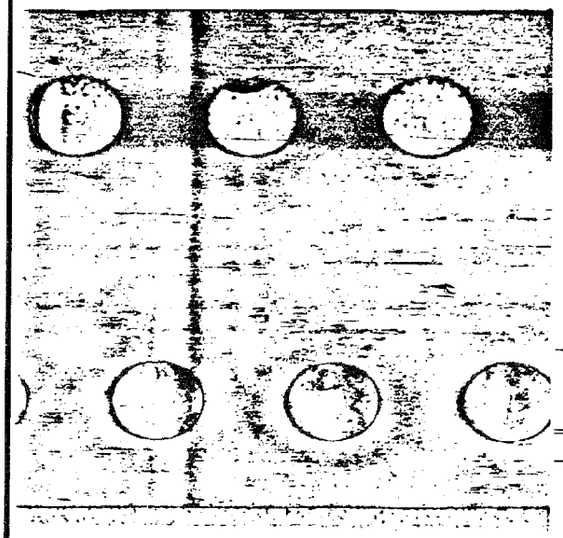
Storm water Detention Agreement to Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 6728, page 673, Register's Office, Davidson County, Tennessee.

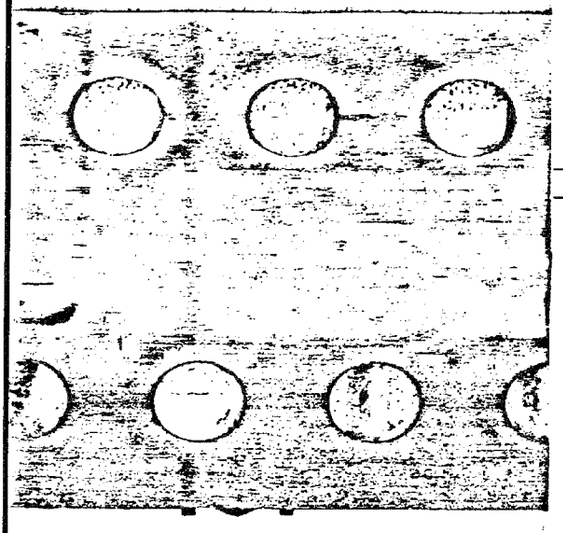
All things and matters set forth on the Plat of Hemmingwood, Phases I, II, III and IV, of record in Book 6900, pages 6, 7 and 8 Register's Office Davidson County, Tennessee.

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 Owner's Association, Inc. of record in Book 693, page 894, Register's Office, Davidson County, Tennessee, in which the name was changed to Hemmingwood Home Owners Associations, inc., and the By-Laws of said Association.

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

6679 11/01 0101 03CHECK 852.90





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

RECEIVED OF _____

FOR _____

BOOK 10245 PG 247

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	227000.00
CON TX	839.90
PRFEE	1.00
WDEED	12.00
TOTAL	852.90
CHECK	852.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6679

02422274
IDENTIF. # REFERENCE

96 NOV -1 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083620