BOOK 10544 PG 108

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 197,500.00

Cynthia A. Rosenberger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, TN 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia A. Rosenberger	SAME	160-11A-24 CO
(NAME)	(NAME)	
19 Lymington Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Ruby K. Thalmann, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia A. Rosenberger

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:

Being Lot No. 24 on the Plat of Hemmingwood, Phases I, II, III and IV of record in Plat Book 6900, Page 6,7 and 8, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruby K. Thalmann by deed of record in Book 7035, Page 30, Register's Office for Davidson County, TN.

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 Amendment of record in Book 6925, page 268, wherein the name of Heritage Heights was changed to Hemmingwood, all of record in the Register's Office of Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement to the Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 6728, page 673, RODC.

The plan of record in Book 6900, Page 6,7 and 8, Register's Office for Davidson County, TN, shows an Owner's Certificate, 20 foot minimum building setback line from Lymington Court and 10 feet from the rear and sides, a 10 foot easement for public utility and drainage along the front, rear and south line(s) of said lot.

unimproved ( )
This is improved (X) property, known as 19 Lymington 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 25th day of July 19 97

Ruby K. Thalmann

Ruby K. Thalmann

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 Ruby K. Thalmann, Unmarried

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 Brentwood, TN. Tennessee, this 25th day of July 19 97

Commission expires May 16, 1998

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE

97 JUL 28 AM 11:27

FELIX Z. DOLLICUTT REGISTER
DAVIDSON COUNTY, TN.

9327 07/28 0101 03CHECK

0330708

743.75

BOOK 10544 PG 110

WARRANTY DEED

FROM

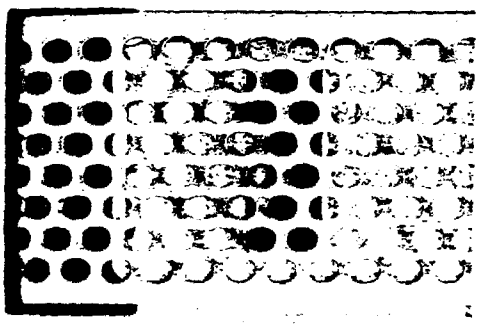
Ruby K. Thalmann

TO

Cynthia A. Rosenberger

RETURN TO:

Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, TN 37024-3451



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

RECEIVED OF _____

FOR _____

BOOK 10544 PG 111

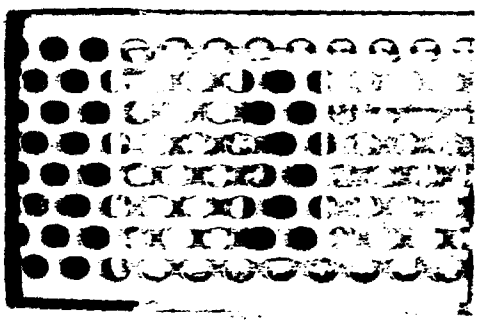
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 197500.00
CON TX 730.75
PRFEE 1.00
WDEED 12.00
TOTAL 743.75
CHECK 743.75

07/28/97 01 11:30 0001 9327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0330708
IDENTIF. # REFERENCE

97 JUL 28 AM 11:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1178979