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WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. W. Young and wife, Betty B. Young	same	144 - 14
(NAME)	(NAME)	Pax. 32
2113 Piccadilly Place	(STREET ADDRESS)	F. H. 4042
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - - - - *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Jack A. Pirrie and wife, Betty B. Pirrie

have this day bargained and sold, and do hereby transfer and convey unto the said W. W. Young and wife, Betty B. Young, their

~~SUCCESSORS~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 15 on the Plan of Chickering Estates Section 3 of record in Book 4460, page 146, Register's Office for said County.

Beginning at a point in the southeasterly margin of Piccadilly Place at the common corner between lots 15 and 16; thence with the line between said two lots southeasterly 403.1 feet to a point; thence N 6° 52' 30" E 129.97' to a point; thence N 5° 34' 44" E 396.00 feet to a point; thence N 0° 31' 44" E 83.85' to a point; thence southwest 248.4' to a point in the east margin of Piccadilly Place; thence with the margin of said Place southeasterly around a curve 115.02 feet to a concrete monument in the southeasterly margin of said Piccadilly Place; thence around another curve which has a radius of 120.0 feet southwesterly 70.30 feet to a point thence continuing with said Place southeasterly 28.5 feet to the point of beginning.

Being part of the property conveyed to Jack A. Pirrie and wife, Betty B. Pirrie, by deed from Campbell Realty, Inc., recorded in Book 4279, page 907, Register's Office for said County.

(cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 17th day of December 19 76

Affiant

My commission expires: 2-15-80 (Affix Seal)

Notary Public

This is unimproved (XX) improved ( ) property, known as 2113 Piccadilly Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said W. W. Young and wife, Betty B. Young, their

~~SUCCESSORS~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* W. W. Young and wife, Betty B. Young, their

~~SUCCESSORS~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 17th day of December, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JACK A. PIRRIE

BETTY B. PIRRIE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carol E. Milam, a Notary Public in and for said County and State, Jack A. Pirrie and wife, Betty B. Pirrie

the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 1976

Carol E. Milam, Notary Public

Commission expires Feb 18, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

(cont.)

This conveyance is made subject to the following encumbrances:
1. Ten-foot easement for public utilities along the rear line of premises and drainage and anchor easement located on premised, and conditions of owner's certificate as shown on Plan of record in Book 4460, page 146, Register's Office for Davidson County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 2810, page 5, as amended in Book 3096, page 210, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 4984, page 637, Register's Office for Davidson County, Tennessee.

DEC21'76	CONV	26,500.00			
DEC21'76	S'TAX		B*	68.90	
DEC21'76	PR'FEE		B*	.50	
DEC21'76	W'DEED		B*	4.00	* 73.40

WARRANTY DEED

FROM
JACK A. PIRRIE and wife, BETTY B. PIRRIE

TO
W. W. YOUNG and wife, BETTY B. YOUNG

D 82202

IDENTIFICATION REFERENCE

DEC 21 2 16 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238