Fld 24

Address New Owner:	Send Tax Bills to:	Map/Parcel
Jerry Butler 1606 Murfreesboro Road ~~Nashville, Tennessee 37217~~	Same	Map 149-2-A Parcels 3, 4 14, 15, & 16

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WELLINGTON ENTERPRISES, LTD., hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said JERRY BUTLER, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 3, 4, 14, 15 and 16 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, Page 720, 721 and 722, Register's Office for Davidson County, Tennessee, reference to which is here made for a more complete and accurate description of said property.

Being part of the same property conveyed to Wellington Enterprises, Ltd., by deed from Randall Phillips Builders, Inc. of record in Book 6074, Page 955, Register's Office for Davidson County, Tennessee.

This instrument is made subject to Restrictive Covenants of record in Book 6236, Page 730, said Register's Office, the Plan of record in Book 5200, Pages 720, 721 and 722, said Register's Office, to which reference is made and which contains certain setback lines and easements thereon, and all applicable local government planning, building and zoning regulations.

These lots are part of a Planned Unit Development and subject to the Declaration of Covenants and Restrictions of record in Book 6236, page 683, said Register's Office, including but not limited to, assessments, special assessments, charges and liens, and the By-Laws of the Piccadilly Square Homeowners Association of record in Book 6236, Page 708, said Register's Office and the Master Deed conveying the common area to the Association of record in Book 6236, Page 680, said Register's Office. The fee title to any lot described as bounded by any street, lane, walkway, park, trail, playground, lake, pond, pool or any other common property which has not been dedicated or accepted by the public and the fee title to any lot shown on the recorded plat of Piccadilly Square as abutting upon any such common property shall not extend upon such common property and the fee title to such common property is reserved to the Grantor to be conveyed to the Piccadilly Square Homeowners Association for the common enjoyment of all of the residents in Piccadilly Square.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JERRY BUTLER, his heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered.

9341 04/18 169.00 CHECK

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 its hand on this the 6th day of April, 1984.

WELLINGTON ENTERPRISES, LTD.

VINCENT WESNOFSKE, JR., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

AFFIANT

Subscribed and sworn to before me on this the 17th day of April, 1984.

NOTARY PUBLIC

My commission expires: 4/21/85.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Vincent Wesnofske, Jr., with whom I am personally acquainted and who upon his oath acknowledged himself to be President of Wellington Enterprises, Ltd., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vincent Wesnofske, Jr. as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this 6th day of April, 1984.

NOTARY PUBLIC

My commission expires: 10/24/84.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

FILED APR 10 12 35 PM 1984
IDENTIF. REFERENCE
T.I.G.I.4.2.

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

BOOK 6272 PAGE 643

RECEIVED OF _____

FOR _____

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

62500.00- CAMT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
9341A04/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:61 42

IDENTIF. REFERENCE

APR 18 12 25 PM '84

FELIX Z. WILSON, II REGISTER DAVIDSON CO. TN

No. 29068