FORM NO. WD-1

BOOK 6278 PAGE 317

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 1984.

Deputy Register

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 19 84.

Notary Public

MY COMMISSION EXPIRES: 10/21/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr., Attorney, 9000 E. Church St., Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Grimes, etux (NAME)	New Owner (NAME)	Map 149-2-A
4542 Palm Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 89
Yorba Linda, CA 92686 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WELLINGTON ENTERPRISES, LTD.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. GRIMES AND WIFE, CAROL GRIMES

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, being Lot No. 119 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, Page 720, 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, Page 720, said Register's Office, to which reference is made and which contains certain setback lines and easements thereon, and to all applicable local government planning, building and zoning regulations.

This lot is 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 unimproved ( ) improved ( ) property, known as _____
(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 its hand this 19th day of April, 19 84

WELLINGTON ENTERPRISES, LTD.

By: VINCENT WESNOFSKE, JR., President

04/25 1419

STATE OF TENNESSEE
Davidson County

BOOK 6278 PAGE 318

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

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Vincent Wesnofske, Jr. and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Wellington Enterprises, Ltd. the within named bargainor, a corporation, and that (he) (they) as such President and _____, 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, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 19th day of April, 19 84.

My commission expires 10/21/84

Linda Worden
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I I 7 8 5 8

WARRANTY DEED

FROM
WELLINGTON ENTERPRISES, LTD.

TO
JAMES E. GRIMES, ETUX

IDENTIF. REFERENCE

APR 25 1 32 PM '84

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6278 PAGE 319

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

12500.00- CAMT.
32.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 39.00-
1419A04/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 7 8 5 6

IDENTIF. REFERENCE

APR 25 1 32 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 31090