BOOK 6295 PAGE 609

THIS INSTRUMENT PREPARED BY:

STEWART & BLACK, Attorneys
223 Madison Street
Madison, TN 37115

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
The actual consideration for this transfer is $ [illegible]
x [illegible]
Signed this [illegible] day of May, 1984.

[illegible]
NOTARY PUBLIC/My Commission Expires: 7/[illegible]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:

A.G. Spanos Construction, Inc.
1341 W. Robinhood Drive
Stockton, California 95207

SEND TAX BILLS TO:

Same

MAP & PAR NOS.

Map 149
Parcels 277 & 278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, WELLINGTON ENTERPRISES, LTD., a New York Corporation, authorized to do business in Tennessee as WELLINGTON ENTERPRISES, LTD., INC., has bargained and sold, and by these presents does transfer and convey unto the said A.G. SPANOS CONSTRUCTION, INC., a California Corporation, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described in Exhibit A, which is attached hereto and incorporated herein by reference.

This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth in Exhibit B hereto.

The contract of sale entered into January 11, 1984, between Grantor and Grantee shall survive the closing and delivery of this Deed.

To Have and to Hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said tracts or parcels of land in fee simple; has a good right to convey it, and the same are unencumbered, except as set forth in Exhibit B.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the tracts or parcels of land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16 day of May, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WELLINGTON ENTERPRISES, LTD.
A New York Corporation
authorized to do business in
Tennessee as WELLINGTON ENTERPRISES,
LTD., INC.

By: Vincent Wesnofske Jr Pres

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vincent Wesnofske Jr with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of the WELLINGTON ENTERPRISES, LTD., a New York Corporation, authorized to do business in Tennessee as WELLINGTON ENTERPRISES, LTD., INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for th purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 16TH day of May, 1984.

Tom D. Coleman Jr
NOTARY PUBLIC

My commission expires: July 21, 1984

RUSH

IDENTIF. REFERENCE

MAY 19 4 30 PM '84

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EXHIBIT "A"
PROPERTY DESCRIPTION

LEGAL DESCRIPTION

PICCADILLY SQUARE

MULTI-FAMILY SITE, NORTH

Land in the Second Civil District of Davidson County, Tennessee and being known as the Multi-Family Site, North, Piccadilly Square as per a plat of record in Book 5200, page 763, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the northerly right-of-way of Piccadilly Row, said point being 773.72 Feet northwest of the centerline of Una-Antioch Pike, as measured along the northerly right-of-way of Piccadilly Row; thence with said right-of-way, North 84°-17'-49" West, 395.00 Feet to a point; thence leaving said right-of-way with the boundary of Piccadilly Square, Phase I, North 5°-42'-11" East, 125.00 Feet to a point;

Thence North 84°-17'-49" West, 520.00 Feet to a point;

Thence North 33°-05'-33" West, 56.33 Feet to a point;

Thence North 59°-05'-31" East, 155.00 Feet to a point;

Thence North 1°-22'-47" East, 253.05 Feet to a point;

Thence North 7°-13'-53" East, 180.00 Feet to a point;

Thence North 54°-18'-13" East, 73.44 Feet to a point;

Thence North 22°-16'-33" East, 170.00 Feet to a point;

Thence North 42°-15'-14" West, 110.68 Feet to a point;

Thence with the boundary of Piccadilly Square, Phase II, North 50°-52'-32" East, 60.97 Feet to a point;

Thence South 39°-50'-49" East, 282.49 Feet to a point;

Thence North 80°-40'-07" East, 163.17 Feet to a point;

Thence North 34°-34'-56" East, 71.14 Feet to a point;

Thence North 50°-52'-32" East, 132.00 Feet to a point;

Thence South 48°-09'-54" East, 39.55 Feet to a point;

Thence South 33°-04'-40" East, 591.58 Feet to a point;

Thence with the boundary of Piccadilly Square Townhouse Site, South 65°-09'-08" West, 75.00 Feet to a point;

Thence South 15°-35'-22" West, 288.75 Feet to a point;

Thence South 5°-42'-11" West, 215.00 Feet to the point of beginning and containing 16.18 Acres.

The above described property is subject to drainage easements, utility easements, sewer easements and pedestrian way easements, all as shown on the Boundary Survey Plan as prepared by R. L. Spears & Company, plan recorded April 25, 1984.

LEGAL DESCRIPTION

PICCADILLY SQUARE

MULTI-FAMILY SITE, SOUTH

Land in the Second Civil District of Davidson County, Tennessee and being known as the Multi-Family Site, South, Piccadilly Square as per a plat of record in Book 5200, page 762, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the northwesterly right-of-way of Una-Antioch Pike, said point being the radius return for the southwesterly right-of-way of Piccadilly Row, as shown on the plan of Piccadilly Square, Phase I;

Thence with the northwesterly right-of-way of Una-Antioch Pike, South 45°-43'-48" West, 554.08 Feet to a point;

Thence with a curve to the right having a Delta of 7°-51'-06", a Radius of 671.08 Feet, a Tangent of 46.05 Feet, and a Length of 91.96 Feet, being in a general southwesterly direction, to a point;

Thence leaving said right-of-way and generally with the meanders of the centerline of a creek, North 70°-09'-31" West, 173.94 Feet to a point;

Thence North 58°-41'-39" West, 255.31 Feet to a point;

Thence North 24°-03'-38" West, 108.40 Feet to a point;

Thence North 13°-22'-47" East, 73.61 Feet to a point;

Thence North 43°-43'-26" West, 139.64 Feet to a point;

Thence North 72°-50'-36" West, 263.80 Feet to a point;

Thence South 78°-54'-08" West, 42.60 Feet to a point;

Thence North 46°-49'-39" West, 115.24 Feet to a point;

Thence leaving said creek and partially with the boundary of Piccadilly Square, Phase I, North 5°-42'-11" East, 289.27 Feet to a point on the southerly right-of-way of Piccadilly Row;

Thence with the southerly right-of-way of Piccadilly Row, South 84°-17'-49" East, 860.00 Feet to a point;

Thence with a curve to the right having a Delta of 40°-01'-37", a Radius of 455.46 Feet, a Tangent of 165.90 Feet, and a Length of 318.19 Feet, being in a general East and Southeasterly direction to a point;

Thence South 44°-16'-12" East, 175.00 Feet to a point;

Thence South 41°-16'-17" East, 95.60 Feet to a point;

Thence with a curve to the right having a Delta of 90°-00'-00", a Radius of 25.00 Feet, a Tangent of 25.00 Feet, and a length of 39.27 Feet, being in a general southerly direction, to the point of beginning and containing 16.11 Acres.

The above described property is subject to drainage easements, utility easements, sewer easements and pedestrian way easements, all as shown on the Boundary Survey Plan as prepared by R. L. Spears & Company, plan recorded April 25, 1984.

Being part of the same property conveyed to Wellington Enterprises, Ltd., a New York corporation authorized to do business in Tennessee as Wellington Enterprises, Ltd., Inc., by deed from Randall Phillips Builders, Inc., of record in Book 6074, page 955, said Register's Office.

EXHIBIT B

1. 1984 real property taxes;

2. All setback lines, drainage easements, sewer easements, utility easements, and pedestrian way easements as shown per plat surveys of record in Plat Book 5200, pages 762 and 763, Register's Office for Davidson County, Tennessee;

3. Quitclaim Deed - common area, of record in Book 6236, page 680, said Register's Office, as corrected by Deed of Correction, of record in Book 6295, page 503, said Register's Office;

4. Declaration of Covenants and Restrictions of record in Book 6236, page 684, said Register's Office, as amended by instruments of record in Book 6295, pages 506 through 541, said Register's Office;

5. Articles of Incorporation of Piccadilly Square Homeowners Association of record in Book 6236, page 703, said Register's Office, as amended by instruments of record in Book 6295, pages 548 through 571, said Register's Office;

6. By-Laws of Piccadilly Square Homeowners Association of record in Book 6236, page 708, said Register's Office, as amended by instruments of record in Book 6295, pages 572 through 595, said Register's Office; and

7. Information Brochure for Piccadilly Square Homeowners Association of record in Book 6236, page 726, said Register's Office, as amended by instruments of record in Book 6295, pages 596 through 601, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6295 PAGE 615

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

686000.00- CAMT.
1760.00 CSTAX
.50 PRFEE
21.00 WDEED
CHECK 1810.30-

7853A05/18/8[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 3 1 7 8

IDENTIF. REFERENCE

4:30 PM

MAY 18

No.0037334