B0741

Address New Owner:	Send Tax Bills to:	Map/Parcel
Ronnie E. Butler, etux 1606 Murfreesboro Rd Nashville, TN 37217	Same	Map 149-2-A Parcels 74 & 77

BOOK 6314 PAGE 323

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., a New York Corporation, authorized to do business in Tennessee as WELLINGTON ENTERPRISES, LTD., INC., hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said RONNIE E. BUTLER and wife, SANDRA J. BUTLER, hereinafter called the Grantees, their 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. 104 and 107 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, Pages 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.

These lots are part of a Planned Unit Development and subject to the following:
All setback lines, drainage easements, sewer easements, and utility easements, as shown on the plat of record in Plat Book 5200, Pages 720, 721 and 722, Register's Office for Davidson County, Tennessee;
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, Pages 503 through 505, said Register's Office;
Declaration of Covenants and Restrictions of record in Book 6236, Pages 684-702, said Register's Office, as amended by instruments of record in Book 6295, Pages 506 through 547, said Register's Office;
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;
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;
Information Brochure for Piccadilly Square Homeonwers Association of record in Book 6236, Page 726, said Register's Office, as amended by instruments of record in Book 6295, Pages 596 through 607, said Register's Office, and
Restrictive Covenants of record in Book 6236, Page 730, 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 RONNIE E. BUTLER and wife, SANDRA J. BUTLER, their 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.

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 12 day of June, 1984.

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

VINCENT WESNOFSKE, JR., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me on this the 12 day of June, 1984.

NOTARY PUBLIC

My commission expires: 7-18-87.

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., 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 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 12th day of June, 1984.

BOOK 6314 PAGE 325

Linda Tilson
NOTARY PUBLIC

My commission expires: 10/21/84.



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

I2 8667

IDENTIF. REFERENCE

JUN 12 4 05 PM '84

FELIX Z. ELLIS REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6314 PAGE 326

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00- CATT.	
			65.00 CSTAX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	74.50-
				.00

4490A06/12/84 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 8 6 6 7

IDENTIF. REFERENCE

JUN 12 4 05 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0043814