BOY 23

BOOK 6388 PAGE 539

Address New Owner:	Send Tax Bills to:	Map/Parcel
Fox & Jacobs, Inc. P.O. Box 110934 Carrollton, Texas 75011-0934	Same	Map 149-2-B Par 79

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 FOX & JACOBS, INC., a Nevada Corporation, hereinafter called the Grantee, its successors 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 No. 213 on the plan of Piccadilly Square, Phase II, of record in Book 6250, Pages 92, 93 and 94, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

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

This lot is part of a Planned Unit Development and is conveyed subject to Declaration of Covenants and Restrictions, Articles of Incorporation of Piccadilly Square Homeowners Association; By-Laws of the Association, Master Deed, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, all as made, provided and set out in instrument of record in Book 6236, Pages 683 through 733, both inclusive, said Register's Office. This lot is also conveyed subject to Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association as of record in Book 6295, Page 548, et seq; Book 6295, Page 504, et seq; and Book 6330, Page 423, et seq., Amendments to By-Laws of Piccadilly Square Homeowners Association of record in Book 6295, Page 572, et seq; Book 6295, Page 580, et seq; Book 6295, Page 588, et seq; and Book 6300, Page 431, et seq., Amendments to Information Brochure of record in Book 6295, Page 596, et seq. and Book 6300, Page 439, et seq., Amendments to Declaration of Covenants and Restrictions of record in Book 6300, Page 409, et seq; re-recorded in Book 6306, Page 833, et seq., The Plan of record in Book 6250, Pages 92, 93 and 94, Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, page 238, Book 6251, Page 616, Book 6298, Page 491, all of record in the Register's Office for Davidson County, Tennessee, and to all applicable local government planning, building and zoning regulations.

The Contract of Sale survives the closing.

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 FOX & JACOBS, INC., its successors and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a

3072

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 12th day of September, 1984.

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

By: _____
Vincent Wesnofske, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,000.00.

Carolyn Sizemore
AFFIANT

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

Linda Le Sueur
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public within and for 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 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 Brentwood, Tennessee on this 12th day of September, 1984.

Lynda L Wooden
NOTARY PUBLIC

My commission expires: 4/17/88.

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

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IDENTIF. REFERENCE

SEP 25 1 19 PM '84

FELIX A. ELLIS JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6388 PAGE 542

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
			13000.00- CAMT.	
			33.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	43.30-
			3072A09/25/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 1 8 1 6

IDENTIF. REFERENCE

SEP 25 1 19 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071525