FILE BOX 3 FORM No. WD-1

BOOK 6404 PAGE 274

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF October 1984

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Lemay (NAME)	The Lomas & Nettleton Company (NAME)	149-2-A
548 Piccadilly Row (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	83
Antioch, Tennessee 37013 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	2D-12150

FOR AND 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, Thomas O'Hara and wife, Toni L. O'Hare

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Lemay and wife, Gloria A. Lemay

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. 113 on the Plan of Piccadilly Square, Phase 1, as of record in Plat Book 5200, pages 720, 721 and 722, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Thomas O'Hara by Quitclaim Deed from Jerry Butler Builders, Inc., of record in Book 6404, page 272, Register's Office for said County.

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, assessements, 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 improved (XX) property, known as 548 Piccadilly Row, Antioch, Tennessee 37013
(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 heir 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 covey 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 my hand this 9th day of October, 1984

Toni L. O'Hara

Thomas O'Hara

Toni L. O'Hare joining in this conveyance to convey any and all rights she may have to said Property.

10/16 137.20 CHECK

3917

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6404 PAGE 275

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas O'Hara and wife, Toni L. O'Hare

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of October 1984

Commission expires 10-14-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Thomas O'Hara

TO
Jerry W. Lemay
Gloria A. Lemay

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

15753

IDENTIFICATION REFERENCE

Oct 16 10 02 AM '84

[illegible] COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6404 PAGE 276

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
			69500.00- CAMT.	
			180.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	187.20-
8917A	10/16/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 6 7 5 3

IDENTIF. REFERENCE

OCT 16 10 02 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0077210