RETURN TO: METROPOLITAN FEDERAL
230 4th Ave. NO.
24-002485-7

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6411 PAGE 150

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00 .

Affiant

Subscribed and sworn to before me, this 24th day of October, 1984.

Notary Public

My Commission expires: 2-7-87

This instrument prepared by,
GULLETT, [illegible]
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Stones River Realty, Inc. 421 Ash Street Murfreesboro, TN 37130	STONES RIVER REALTY, INC. 421 Ash Street Murfreesboro, TN 37130	149-00- 0008.00

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WELLINGTON ENTERPRISES, LTD.**, a New York corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STONES RIVER REALTY, INC.**, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being a 3.97 acre tract shown as Townhouse West on the Plan of Piccadilly Square, Townhouse West and Townhouse East, a planned unit development, as of record in Book 6250, page 171, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin along the northerly line of Piccadilly Row at the southwest corner of the herein described tract; thence North 5 deg. 42 min. 11 sec. east 215.00 feet to an iron pin; thence North 15 deg. 35 min. 22 sec. east 288.75 feet to an iron pin; being the northwesterly corner of the herein described tract; thence North 65 deg. 09 min. 08 sec. East 198.70 feet to an iron pin being the northeasterly corner of the herein described tract; thence with a curve to the right having a radius of 735.54 feet and in a general southeasterly direction 78.35 feet to an iron pin; thence South 18 deg. 44 min. 40 sec. east a distance of 155.00 feet to an iron pin; thence with a curve to the right having a radius of 420.64 feet, and in a general southerly direction 358.45 feet to an iron pin; thence south 30 deg. 04 min. 52 sec. West a distance of 63.64 feet to a point; thence with a curve to the right having a radius of 25.00 feet and in a general southwesterly direction 37.15 feet to an iron pin on the northerly margin of Piccadilly Row; thence along the northerly margin of Piccadilly Row with a curve to the left having a radius of 505.46 feet and in a general westerly direction 172.13 feet to a concrete monumemt; thence North 84 deg. 17 min. 49 sec. West a distance of 95.00 feet to an iron pin being the point of beginning.

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

This conveyance is made subject to the following:

1. 1984 taxes, prorated and assumed by Grantee.

2. Declaration of covenants, conditions, restrictions, including liens for annual and special assessments, all as set forth and contained in instrument of record in Book 6236, page 683, as amended in Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409, and re-recorded in Book 6306, page 833, said Register's Office.

3. By-Laws of Piccadilly Square of record in Book 6236, page 708, said Register's Office, as amended in Book 6295, page 572; Book 6295, page 580; Book 6295, page 588 and Book 6300, page 431, said Register's Office.

4. The Plan of record in Book 6250, page 171, said Register's Office, shows an owners certificate, certain setback lines, certain utility easements, pedestrian easement and NOTES.

5. A 20 foot permanent easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville & Davidson County of record in Book 6251, page 616, said Register's Office.

This is improved property, known as _____
(House Number) (Street)

_____
(P. O. Box) (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 Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 24th day of October, 1984.

WELLINGTON ENTERPRISES, LTD.,
a New York corporation

By: _____

Name: Wellington Enterprises, Ltd

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vincent Jeannette 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 the President of Wellington Enterprises, Ltd., the within-named bargainor, a New York corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vincent Jeannette, Jr as such President.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 1984.

Notary Public

My Commission Expires: 11-1-87

IDENTIF. REFERENCE

158975

DEC 26 11 57 AM '84
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6411 PAGE 153

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

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 399.50-
1713A10/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1589 7.5

IDENTIF. REFERENCE

Oct 25 11 37 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0079927