File 23

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Fox & Jacobs, Inc. P. O. Box 110934 Carrollton, Texas 75011-0934	Same	Map 149-2-B Parcel 51

BOOK 6526 PAGE 536

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 Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, Page 92, 93 & 94, said Regiter'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 556, et seq; Book 6295, Page 564, et seq; and Book 6300, 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; Book 6295, Page 602, et seq; and Book 6300, Page 439, et seq., Amendments to Declaration of Covenants and Restrictions of record in Book 6295, Page 506, et seq; Book 6295, Page 520, et seq; Book 6295, Page 534, et seq; Book 6300, Page 409, et seq; re-recorded in Book 6306, Page 833, et seq; Book 6496, Page 100, et seq; Book 6496, Page 107, et seq; Book 6496, Page 114, et seq; Book 6518, Page 184, et seq., and Book 6518, Page 190, et seq., Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, Page 503, et seq., Conveyance of Additional Open Space of record in Book 6496, Page 99, 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.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is unimproved property known as Lot 144, Piccadilly Square, Phase II, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Fox & Jacobs, Inc., a Nevada Corporation, its successors and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real

CHECK
04/04/94.54.
3009

estate, in fee simple, that it has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

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.

WITNESS our hand on this the 29th day of March, 1985.

T 1 9 4 2 1 8
IDENTIF. REFERENCE
APR 4 9 31 AM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

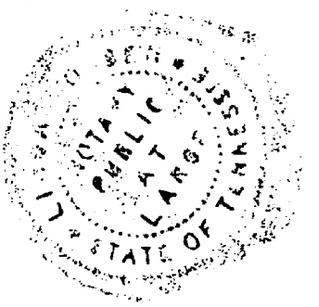
COUNTY OF WILLIAMSON

Before me, the undersigned, 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 the President respectively 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 the purpose therein contained by signing the name of the corporation by the said Vincent Wesnofske, Jr. as such President.

Witness my hand and official seal on this the 29th day of March, 1985.

_____
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $13,850.52.

_____
Affiant

Subscribed and sworn to before me this the 29th day of March, 1985.

_____
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988



This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 6526 PAGE 538

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

13850.52- CAMT.
36.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 42.64-
5009A04/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 2 1 8

IDENTIF. REFERENCE

APR 4 9 31 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 122030