Full

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6799 PG 567

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Marion Richard Read
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March 19 86

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney at Law, 494 Bell Road, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion Richard Read (NAME)	National Mortgage Company (NAME)	149-02
604 Piccadilly Row (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	069.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	02D 74521

FOR AND IN 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, Dan Duer et ux Janie Duer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion Richard Read and wife, Judy Faye Read

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. 99 on the Plan of Piccadilly Square, Phase I of record in 5200 Book 720, 721 and 722, Page 720, 721 and 722, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dan Duer, d/b/a Dan Duer Construction Co. by deed from Wellington Enterprises, Ltd., of record in Book 6569, Page 988, 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, Page 683 through 733, said Register's Office. As amended in Book 6300, Pages 409, 423, 431 and 439 and Book 6496, Pages 100, 107 and 114 and Book 6295, Pages 503, 506 520, 534, 596, 548, 602, 564, 556, 572, 580, 588 and Book 6306, Page 833 and Book 6518 Page 184 and 190 said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

Janie Duer joins in this conveyance for the sole purpose of conveying any marital rights she may have.

03/04 CHECK

This is ( ) unimproved ( ) improved (XX) property, known as 604 Piccadilly Row, Antioch, TN 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 heirs 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 convey 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 our hand this 6th day of March, 19 86

Dan Duer
Dan Duer

Janie Duer
Janie Duer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned BOOK 6799 PAGE 568 Notary Public in and for said County and State, the within named Dan Duer et ux Janie Duer

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of March, 19 86.

Commission Expires November 1, 1987

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM

Dan Duer

TO

Marion Richard Read and wife, Judy ~~Faye Read~~

8 1 4 7 1

IDENTIFI REFERENCE

MAR 7 2 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
494 BELL ROAD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			B2900.00- CAMT. 216.54 CSTAX .50 PRFEE 6.00 WDEED	
			CHECK	222.04-
			1160403/07/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 4 7 1

IDENTIFICATION REFERENCE

MAR 7 2 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225533

NASHVILLE BUSINESS FORMS, INC.
615-255-0650