File Box #24

BOOK 6957 PAGE 570 FORM NO. WD-1

BOK 21

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,900.00

Eddie J. Buntyon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 1986.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eddie J. Buntyon (NAME)	MLA, Inc. (NAME)	02D 74539
532 Piccadilly Row (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	149-2-A
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	PAR. 87

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, Jerry Butler and wife, Judith A. Butler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie J. Buntyon and Helen D. Barnes

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:

BEING Lot No. 117 on the Plan of Piccadilly Square, Phase 1, of record in Book 5200, Pages 720, 721, 722, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Jerry Butler and wife, Judith Butler by deed from Wellington Enterprises, Ltd., a New York Corporation, of record in Book 6666, Page 65, Register's Office, Davidson County, Tennessee.

Judith Butler and Judith A. Butler is one in the same person.

Harold Reeves executed this instrument on behalf of Jerry Butler and Judith A. Butler pursuant to a Power of Attorney which is being placed of record currently herewith.

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, Pages 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

This is (unimproved ( ) improved (X) property, known as 532 Piccadilly Row, (House Number) (Street) Antioch, TN. 37013 (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 unincumbered 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 s this 21st day of August, 1986

Jerry Butler By: Harold Reeves, Atty.-in-Fact P.O.A.

Judith A. Butler By: Harold Reeves, Atty.-in-Fact

3514

STATE OF TENNESSEE
Davidson County

BOOK 6957 PAGE 571

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
Jerry Butler

Judith A. Butler

TO
Eddie J. Buntyon

Helen D. Barnes

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Harold Reeves, Attorney-in-Fact for Jerry Butler and wife, Judith A. Butler with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the makers, as is authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at office, this 21st day of August, 1986.

My Commission Expires: 4-19-87

Notary Public

CONTINUATION OF LEGAL DESCRIPTION

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; and 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 of Piccadilly Square Homeowners Association of record n Book 6295, Page 503, et seq., the Plan of record in Book 5200, Page 720, 721, and 722, Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 288, Book 6251, Page 616, Book 6298, Page 491, Conveyance of Common Area of record in Book 6496, Page 99; Deed of Conveyance of Metropolitan Government of record in Book 6530, Page 819, et seq; and Book 6530, Page 823, et seq, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to utility & drainage easement, anchor easement and building setback line of record in Plat Book 5200, Pages 720, 721, & 722, said Register's Office.

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

3 4 6 1 9

IDENTIFICATION REFERENCE

AUG 22 2 38 PM '86

FELIX A. [illegible] REGISTER
DAVIDSON CO., TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6957 PAGE 573

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
			68900 CO-	CAMT.
			192.82	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 202.42-
35144A08/22/86				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3461 5

IDENTIFICATION REFERENCE

Aug 22 2 38 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 286519