Map 149-2-A
Parcel 6,75,76,7

NAME AND ADDRESS OF
NEW OWNER:
Ronnie Butler
152 Cherokee Dr.
Lavergne, Tn 37083

SEND TAX NOTICES TO:
Ronnie Butler
152 Cherokee Drr.
Lavergne, Tn 37083

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THIS INSTRUMENT PREPARED BY:
DAVID W. KIOUS, Attorney
805 S. Church St., 8 Jefferson Sq.
Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, JERRY BUTLER BUILDERS, INC., has bargained and sold and by these presents does transfer and convey unto RONNIE BUTLER, a married person, his heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Piccadilly Square, Phase I, of record in Book 5200, pages 720, 721, and 722, said Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to Jerry Butler Builders, Inc., of record in Book 6460, page 89, Register's Office of Davidson County, Tennessee.

This property is subject to the Master Deed, By-Laws, Declaration, Restrictions, Conditions, Easements and Amendments as shown on the Plan of Record in Book 6460, page 89, of the 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; and Book 6300, page 409, et seq; re-recorded in Book 6306, page 833, et seq, Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, page 503, et seq, The Plan of record in Book 5200, pages 720, 721, and 722, 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 subject to the minimum building setback lines, public utility and drainage easements as shown on the plan of Piccadilly Square, Phase I, of record in Book 5200, pages 720, 721 and 722 of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate, and that it has a good and lawful right to convey the same and that it is unencumbered, except by lien of the 1986 property taxes, which taxes are to be prorated between the parties, the grantors paying to the grantees their proportionate share and the grantees agreeing to assume and pay same when they become due, and other matters noted herein.

The undersigned further covenants and binds itself, its successors and assigns, forever, to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 14th day of August, 1986.

JERRY BUTLER BUILDERS, INC.

By: Judith Butler
Judith Butler
Secretary-Treasurer

STATE OF TENNESSEE)
ss.
COUNTY OF Rutherford)

Before me, a Notary Public in and for said county and state, duly commissioned and qualified, personally appeared JUDITH BUTLER, with whom I am personally acquainted, or proved to me upon satisfactory evidence, and who, upon oath, acknowledged herself to be SECRETARY-TREASURER of JERRY BUTLER BUILDERS, INC., the within named bargainor, a corporation, and that she as such SECRETARY-TREASURER, being authorized so to do, executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained, by signing the name of the corporation, by herself as such SECRETARY-TREASURER.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 14th day of August, 1986.

Lisa D. Compton
Notary Public

My Commission Expires: August 25, 1986

36052

IDENTIFICATION REFERENCE

Aug 27 3 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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STATE OF TENNESSEE)
ss.
COUNTY OF Rutherford)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,634.48, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 14th day of August, 1986.

Notary Public

My Commission Expires: August 25, 1986

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

46634.48- CAMT.
130.48 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 139.98-
5146A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36052

IDENTIF. REFERENCE

AUG 27 3 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288114