6 of 23

BAILEY MORTGAGE COMPANY

| Address New Owner: | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Sterling Interests, Inc. | SAME | 149-1-B |
| 177 LACLATIN ROAD | | 29,30,31 |
| SUITE #4A LANCASTER BUILDING HENDERSONVILLE, TN. 37075 | | |

WARRANTY DEED

BOOK 6964 PAGE 588

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 STERLING INTERESTS, INC., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 306, 307 and 308 on the Plan of Piccadilly Square, Phase III, of record in Book 6250, Page 892, 893 and 894, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

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 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, ByLaws of the Association, Master Deed, Information Brochure, additional Restrictive Covenats 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 680, 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 ByLaws 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, Conveyance of Additional Open Space of record in Book 6496, Page 99, The Plan of record in Book 6250, Pages 892, 893 and 894, Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 238, Book 6251, Paage 616, Conveyance to Metropolitan Government of Nashville and Davidson County, Dept. of Water and Sewerage Services of record in Book 6530, Page 819, and Book 6530, Page 823, Utility Easement of record in Book 6298, Page 491, Document of Clarification of record in Book 6830, Page 739, Deed of Conveyance to Metro of record in Book 6846, Page 606, and Book 6846, Page 653, onehalf acre reserved for graveyard of record in Book 854, Page 73, Storm Water Detention Agreement of record in Book 6782, Page 518, all of record in the Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

08/29 149.86- CHECK

6218

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered, unless as 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.

Whenever 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 its hand on this 28th day of August, 1986.

3 6 9 6 5

IDENTIFICATION REFERENCE

Aug 29 3 40 PM '86

FELIX Z. WILSON II REGISTER
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 pproved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the President of 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 and on behalf of said corporation and for the purposes therein contained.

Witness my hand and official seal on this the 28th day of August, 1986.

Carolyn Suzemore
NOTARY PUBLIC

CAROLYN SUZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $51,176.12.

_____
Affiant

Subscribed and sworn to before me this 28TH day of AUGUST, 1986.

David Coleman
NOTARY PUBLIC

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/13/89.

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 6964 PAGE 590

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

51176.12 CAMT.
143.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.86
6218A06/29/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

36965

IDENTIF. REFERENCE

Aug 29 3 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 289157