File Box 24

BOOK 7030 PAGE 317

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 86

Notary Public

MY COMMISSION EXPIRES: 7-9-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Letitia Diane Wood (NAME)	MLA, Inc. (Mortgagee) (NAME)	149-2-A
533 Piccadilly Row (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	PAR. 1CO
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	02D 74453

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 and wife, Janie G. Duer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Letitia Diane Wood, unmarried

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. 1 on the Plan of Piccadilly Square, Phase I, of record in Book 5200, Page 720, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Dan Duer by deed from Wellington Enterprises, Ltd., of record in Book 6820, Page 922, Register's Office, Davidson County, Tennessee.

Janie G. Duer herein joins to convey any and all rights and interest she may have; especially her marital rights.

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

unimproved ( ) This is improved (X) property, known as 533 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 seised 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 S this 31st day of October, 19 86

Dan Duer
Dan Duer

Janie G. Duer
Janie G. Duer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Duer and wife, Janie G. Duer

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1986.

Commission expires 7-9-89

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Dan Duer
etux,
Janie G. Duer

TO
Letitia Diane Wood

59854

IDENTIFICATION REFERENCE

Nov 4 11 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

CONTINUATION OF LEGAL DESCRIPTION

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 to Piccadilly Square Homeowners Association of record in 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 238, Book 6251, Page 616, Utility Easement of record in Book 6298, Page 491, Conveyance of Common Area of record in Book 6496, Page 99; Deed of Conveyance to 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 any and all existing easements of record.

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
			69000.00- CONVT.	
			195.72 CO TAX	
			.50 PRFEE	
			6.00 MOR T	
			CHECK 202.22-	
			02163A11/04/86 DAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 8 5 4

IDENTIFICATION REFERENCE

Nov 4 11 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08235