File Box #24

BOOK 7157 PAGE 716

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1987

Notary Public

MY COMMISSION EXPIRES

(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: (Mortgagee)	MAP-PARCEL NUMBERS
Phillip N. Baird (NAME)	National Mortgage Company (NAME)	149-2-A
1204 Lambeth Way (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PAR. 54CO
Antioch, Tennessee 37013 (CITY) (STATE) (P O ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	02D 74506

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, A. K. A. Engineering and Construction Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip N. Baird and wife, Lydia Ann Baird, as tenants by the entirety

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. 84 on the Plan of Piccadilly Square, Phase 1, of record in Book 5200, Pages 720, 721 & 722, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to A. K. A. Engineering and Construction Corp. by Quitclaim Deed from Dr. Mohammad K. Arab, unmarried of record in Book 7157, Page 714, Register's Office, 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, 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

This is unimproved ( ) improved (X) property, known as 1204 Lambeth Way, Antioch, Tennessee 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 my hand this 27th day of February, 1987

A. K. A. Engineering and Construction Corp.

By: (Pres)
Akbar K. Arab, President

BOOK 7157 PAGE 717

STATE OF TENNESSEE
Davidson County

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, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Akbar K. Arab and ____________ with whom I am personally acquainted and who upon (his oath) XXXXXXXXXXXXXXX) acknowledged (himself) XXXXXXXXXes) to be the President and ____________ respectively of the A. K. A. Engineering and Construction Corp. the within named bargainor, a corporation, and that (he) XXXX (they) as such President 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 Akbar K. Arab as such President XXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville on this the 27th day of February 1987

My commission expires 7-9-89

____
Notary Public

WARRANTY DEED

FROM

A. K. A. Engineering and
Construction Corp.

TO

Phillip N. Baird
Lydia Ann Baird

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

CONTINUATION OF LEGAL DESCRIPTION

record in Book 5200, Page 720, 721 and 722, Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 238, all of record in the Register's Office for Davidson County, Tennessee.

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

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

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IDENTIFI REFERENCE

MAR 5 11 02 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7157 PAGE 719

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.0 5 8. I-

IDENTIFI REFERENCE

MAR 5 11 02 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53335