Address New Owner as Follows:	Send tax bills to:	Map & Parcel
James K. Roussel 1015 FAIR ST. FRANKLIN, TN 37064	SAME	Map 149-1-B Parcels 65 & 66

BOOK 7164 PAGE 310

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is

Wellington Enterprises, Ltd., a New York corporation authorized to do business in Tennessee as Wellington Enterprises, Ltd., Inc.

hereby acknowledged, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said James K. Roussel and Sammy C. Roussel, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 271 and 272, on the Plan of Piccadilly Square, Phase III,of record in Book 6250, Pages 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., Inc. 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.

The lots herein conveyed are part of a Planned Unit Development and are 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 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 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; 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, page 616, Conveyance to Metropolitan Government of Nashville and Davidson County, Department 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, one-half 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 property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James K. Roussel and Sammy C. Roussel, their heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good right to convey it and that the same is unencumbered, unless 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 6th day of March, 1987.

WELLINGTON ENTERPRISES, LTD., a New York corporation authorized to do business in Tennessee as Wellington Enterprises, Ltd., Inc

By: _____
Vincent Wesnofske, Jr., President

0287.7

IDENTIFICATION REFERENCE

MAR 11 1 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 proved 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 9TH day of March, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ ~~24,719.14~~ 34,745.45.

_____
AFFIANT

Subscribed and sworn to before me this 9TH day of March, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 7164 PAGE 312

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
			97.16	CSTAX
			.50	PRFE
			6.00	WDEED
			CHECK	103.66-
			0605203/11/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02877

IDENTIFI REFERENCE

MAR 11 1 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55833