ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
Dennis W. Riley, Et Ux	CITIZENS & SOUTHERN MORTGAGE CO.	2D10860; Lot 307
(NAME) 504 Eversholt Court	(NAME) P.O. BOX 656	149-1-B
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Tucker, GA 30085-0656	Par 307 To
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

6947

WARRANTY DEED

BOOK 7166 PAGE 382

For and in consideration of the sum of TEN AND 00/100---------- ($10.00)---------- DOLLARS

Cash in hand paid by the GRANTEES, DENNIS W. RILEY and wife, KELLEY E. RILEY, and other good and valuable considerations, receipt of which is hereby acknowledged;

STERLING INTERESTS, INC.

have bargained and sold, and by these presents do transfer and convey unto the said DENNIS W. RILEY, ET UX, KELLEY E. RILEY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 307 on the Plan of PICCADILLY SQUARE, PHASE III, of record in Book 6250, page 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING part of the same property conveyed to Sterling Interests, Inc., by deed from Wellington Enterprises, LTD, a New York Corporation, of record in Book 6964, page 588, Register's Office for Davidson County, Tennessee.

SEE ATTACHED EXHIBIT A

03413

IDENTIFICATION REFERENCE

MAR 12 2 22 PM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 540 Eversholt Court
(House Number) (Street)
Antioch, TN 37013
(P. O. Address) (City or Town) (Zip Code)

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.

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 our hands this 27th day of February, 19 87

STERLING INTERESTS, INC.
BY: NICK S. PSILLAS, PRESIDENT

BOOK 7166 PAGE 383

STATE OF TENNESSEE
COUNTY OF _____

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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared NICK S. PSILLAS and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be PRESIDENT and _____ respectively of the STERLING INTERESTS, INC., the within named bargainor, a corporation, and that he as such PRESIDENT and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said NICK S. PSILLAS as such PRESIDENT and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Brentwood, Tennessee, this 27th day of February, 19 87

_____ Notary Public

Commission expires 07/18/87

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 99,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 5th day of March, 19 87.

My commission expires 07/18/87 Notary Public _____

RETURN TO: This instrument was prepared by:

WILLIAM D. CASTLEMAN, ATTORNEY 213 WARD CIRCLE--MARYLAND FARMS BRENTWOOD, TN 37027

Name Address

WARRANTY DEED

FROM

STERLING INTERESTS, INC.

TO

DENNIS E. RILEY, ET UX

RECORDED

RILEY E. RILEY

LAW OFFICES
WILLIAM D. CASTLEMAN
213 WARD CIRCLE--MARYLAND FARMS
BRENTWOOD, TN 37027
(615) 373-3838

AND

101 CUMBERLAND AVENUE
MADISON, TN 37115
(615) 865-4750

EXHIBIT "A"

Lot No. 307 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 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 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, pge 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, 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, apge 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.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7166 PAGE 385

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

[illegible] CASH
[illegible] CHECK
.50 [illegible]
5.00 [illegible]
CHECK 880.82-
12841.05/12/87 [illegible] .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 3 4 1 3 IDENTIFICATION

MAR 12 2 22 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 56422