File #6219

FILE BOX 38

WARRANTY DEED

BOOK 7369 PAGE 67

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN D. CARTER	Leader Federal Mortgage, Inc.	MAP 149-1B
(NAME)	(NAME)	
4600 Billingsgate Road	P. O. Box 2926	PARCEL 116 Co
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Memphis, Tennessee 38101-2926	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WELLINGTON ENTERPRISES LTD.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN D. CARTER and wife, KATHY J. CARTER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Phase III, Piccadilly Square, as of record in Plat Book 6250, page 892-894, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Wellington Enterprises Ltd. by deed from Randall Phillips Builders, Inc., a Tennessee corporation of record in Book 6074, Page 955, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1987, which have been prorated and assumed by the Grantee(s); (2) Easements of record in Book 6186, page 238, Book 6251, page 616, Book 6530, pages 819 and 823, Book 6846, pages 606 and 653, and Book 6298, page 491; (3) Dedication of common area of record in Book 6236, page 680, corrected in Book 6295, page 503; (4) Storm Water Detention Agreement in Book 6782, page 518; (5) Charter of Incorporation of Piccadilly Square Homeowner's Association of record in Book 7288, page 963; (6) Declaration of covenants, conditions and restrictions of record in Book 6236, page 683, amended in Book 6295, pages 506, 520, 534, 548, 556, 564, 572, 580, 588, 596 and 602, Book 6300, pages 409, 423, 431, and 439, rerecorded in Book 6306, page 833, and Book 6496, pages 100, 107 and 114, and Book 6518, pages 184 and 190, clarified in Book 6830, page 739; (7) All matters appearing on the plan of record in Plat Book 6250, pages 892-894; (8) Conveyance of open space of record in Book 6496, page 99; and (9) Common area used as cemetery in Book 854, page 73, said Register's Office.

70640

IDENTIFICATION REFERENCE

Oct 2 8 27 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4600 Billingsgate Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of September 19 87

BY:
WELLINGTON ENTERPRISES LTD.
Vincent J. Wesnofskee, Jr., President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7369 PAGE 68

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vincent J. Wesnofskee, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Wellington Enterprsies Ltd., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 28th day of September, 1987.

Catherine [illegible]
NOTARY PUBLIC

CATHERINE LEPSHEY NOTARY PUBLIC AT LARGE STATE

My commission expires: 5/13/89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Steven D. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 19 87

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

BETTY E. SNIDER JR. NOTARY PUBLIC AT LARGE STATE

WARRANTY DEED

FROM

WELLINGTON ENTERPRISES LTD.

TO

STEVEN D. CARTER and wife,

KATHY J. CARTER

RETURN TO:
FILE BOX 38
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7369 PAGE 69

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

81500.00- CAMT.
220.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 234.70-
8822A 10/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70640

IDENTIFICATION REFERENCE

OCT 2 8 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22354