File Box 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,262.98.

David N. Holt
Affiant

Subscribed and sworn to before me, this 25th day of November, 1987.

Linda D. Turner
Notary Public

My Commission expires: 9-11-90

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Paul T. Holfsford, Jr. & David N. Holt 869 Bishopsgate Road Antioch, TN 37013	The Murray Mortgage Company 5580 LBJ Freeway - Suite 300 P. O. Box 809038 Dallas, TX 75380	149-2-B-115 2D 74586

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, a part of which is the assumption of a Deed of Trust, dated June 30, 1986, of record in Book 6930, page 758, Register's Office for Davidson County, Tennessee, and the note of even date thereby secured, in the original principal amount of $77,850.00, originally payable to CTX Mortgage Company, now held by The Murray Mortgage Company, which debt the Grantees herein assume and agree to pay as part payment of the purchase price, and the Grantees herein hereby further assume all obligations of the Grantors herein, under the terms of the instruments creating or relating to the aforesaid loan, to idemnify the Federal Housing Administration to the extent of any claim for payment arising from the guaranty or insurance of the aforementioned indebtedness, **LARRY E. SCHROETER AND WIFE, DEBRA JO SCHROETER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAUL T. HOLTSFORD, JR., UNMARRIED, AND DAVID N. HOLT, UNMARRIED,** as tenants in common, hereinafter called the Grantees, 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. 153 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Larry E. Schroeter and wife, Debra Jo Schroeter, by deed from Centex Homes Enterprises, Inc., a Nevada Corporation of record in Book 6930, page 755, Register's Office for said County.

NOV 25 11 33 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

85617

This conveyance is made subject to the following:

1. 1987 taxes, which have been prorated and assumed by Grantees.

2. The Deed of Trust described hereinabove, of record in Book 6930, page 758, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants and other matters of record in Book 6236, pages 683 through 733, said Register's Office.

4. Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association, of record in Book 6295, page 548, et seq., and Book 6330, page 423, et seq., said Register's Office.

5. 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. said Register's Office.

6. Amendments to Information Brochure for Piccadilly Square Homeowners Association, of record in Book 6295, page 596, et seq., and Book 6300, apge 439, et seq., said Register's Office.

7. Amendments to Declaration of Covenants and Restrictions, of record in Book 6300, page 409, et seq., re-recorded in Book 6306, page 833, and in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, and Book 6518, page 190, et seq., said Register's Office.

8. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6186, page 238, said Register's Office.

9. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6251, page 616, said Register's Office.

10. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6298, page 491, said Register's Office.

11. Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, page 503, said Register's Office.

12. Conveyance of common area of record in Book 6496, page 99, said Register's Office.

13. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6530, page 819, said Register's Office.

14. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 6530, page 823, said Register's Office.

15. Matters shown on the plan of record in Book 6250, page 92, 93 and 94, said Register's Office.

This is improved property, known as 869 Bishopsgate Road, Nashville, Tennessee 37013.

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.

The Grantees join in the execution of this instrument for the purpose of agreeing to the assumption provisions contained herein.

WITNESS our hands this 25 day of November, 1987.

GRANTORS:

Larry E. Schroeter

Debra Jo Schroeter

GRANTEES:

Paul T. Holtsford Jr.

David N. Holt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry E. Schroeter and wife, Debra Jo Schroeter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of November, 1987.

Linda P. Turner
Notary Public

My Commission Expires: 9-11-90

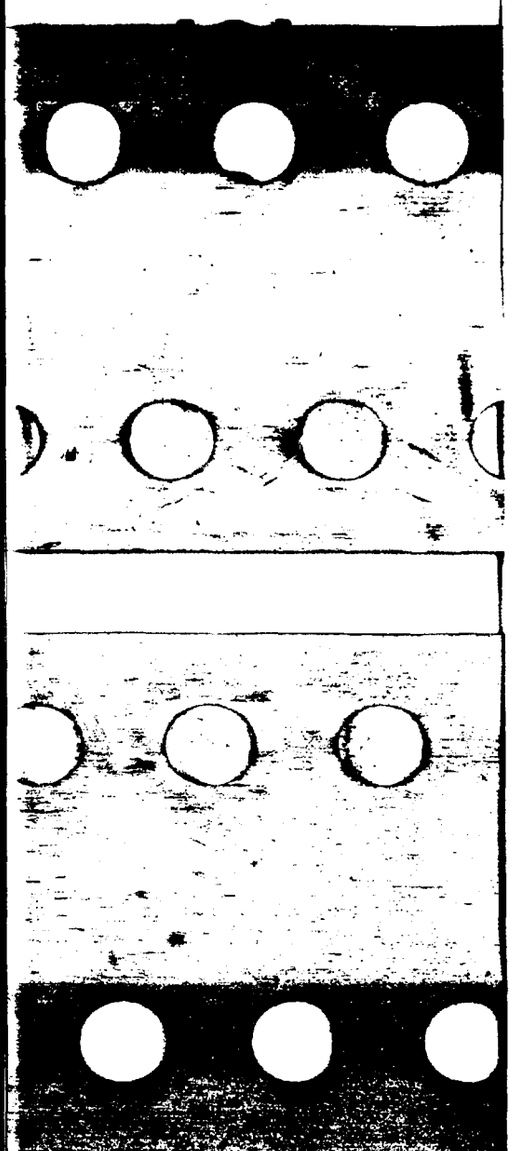
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul T. Holtsford, Jr. and David N. Holt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of November, 1987.

Linda P. Turner
Notary Public

My Commission Expires: 9-11-90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7412 PAGE 44

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

80262.98- CAMT.
224.84 CSTAX
.50 PRFEE
9.00 MPFEE
CHECK 234.34-
621DA11/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5.6 1 7.

IDENTIFICATION REFERENCE

Nov 25 11 33 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39312