G#4610
LN # 320079-3 Box 14

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Box 12

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 88

Notary Public

MY COMMISSION EXPIRES: July 17, 1988

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

STEVEN G. WATERS — Suite 545, 3401 West End Avenue, Nashville, TN 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Kilpatrick	Fidelity Federal Savings & Loan	149-1-B-68
(NAME)	(NAME)	
804 Billingsgate Court	401 Union Street	2D-76112
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, Tennessee 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, The Price Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Kilpatrick and wife, Shelley Kilpatrick

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.

LAND in Davidson County, Tennessee, being Lot No. 269 on the Plan of Piccadilly Square, Phase III, of record in Book 6250, pages 892, 893 and 894 said Register's Ofice for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to The Price Company, Inc. by deed from Wellington Enterprises, Ltd., Inc. of record in Book 7086, page 527, Register's Office for 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, 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 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 Restricitions 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,
**

unimproved ( ) property, known as 804 Billingsgate Court, Antioch, Tn 37013
This is improved ( ) (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 21st day of January, 19 88

The Price Company, Inc.
BY:
Richard M. Price

STATE OF TENNESSEE
COUNTY OF

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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
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Richard M. Price and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the President and _____ respectively of the The Price Company, Inc. the within named bargainor, and corporation, and that (he) as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Richard M. Price as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of January 19 88

My commission expires July 17, 1988

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM The Price Company, Inc.

TO Keith Kilpatrick and wife, Shelley Kilpatrick

IDENTIFICATION REFERENCE

9961

JAN 22 2 39 PM '88

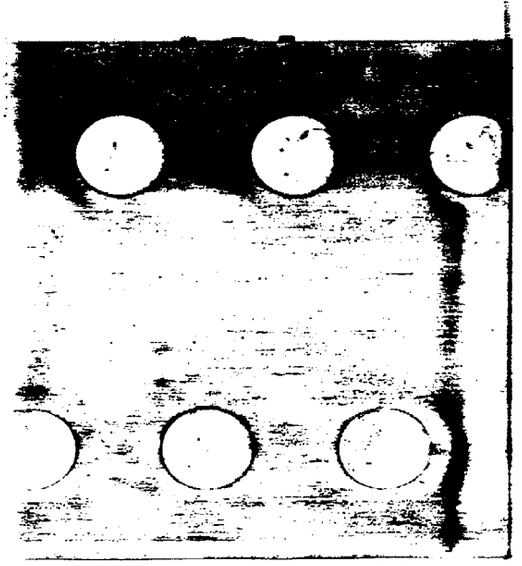
FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TN

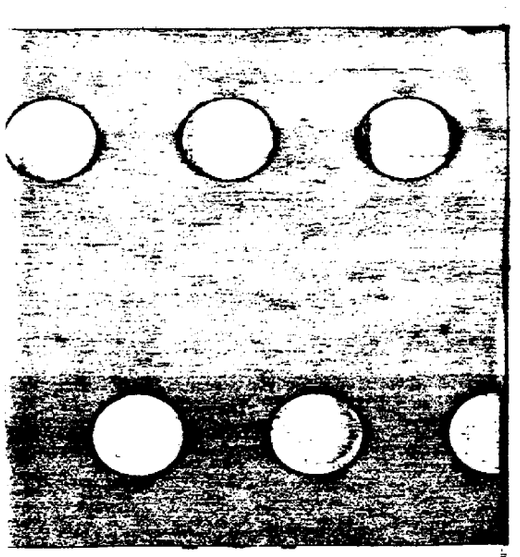
RETURN TO: Hallmark Title Company
Suite 545, 3401 West End Avenue
Nashville, Tennessee 37203

Steven G. Waters
Attorney at Law

**
Continuation of Legal Description

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 Waters and Sewerage Service 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.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

CAMT 87000.00
CON TX 243.60
PRFEE 0.50
MISC 6.00
TOTAL 250.10
CHECK 250.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9961.9

IDENTIFICATION REFERENCE

JAN 22 2 39 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

22/88 01 14843 0001 0628

No. 55559