BOOK 7514 PAGE 213 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00

Lori L. Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 1988

Patricia P. Rutledge
Notary Public

MY COMMISSION EXPIRES: 9/9/89
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	
James C. Buford	Investors Federal Savings Bank	MAP 149
(NAME)	(NAME)	
4640 Billingsgate Road	109 Walton Ferry Road	PARCEL 101
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Hendersonville, TN 37075	02D76144
(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, Roussel Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Buford and wife, Lori L. Buford

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:

BEING Lot No. 238 on the Plan of Piccadilly Square, Phase III of record in Plat Book 6250, Page 893, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Roussell Contr[illegible]04/88 01:07PM 07CHECK 277.82 deed from Wellington Enterprises LTD, Inc. of record in Book 6946, Page 144, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6236, Page 683, Book 6295, Page 548, Book 6300, Page 423, Register's Office said County.

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 683 through 733, both inclusive, said Register's Office. This lot is also conveyed subject to Amendment to Articles if 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 603, et seq; and Book 6300, page 439, et seq., Amendments to Declarations of Covenants and

See back for continuation.

This is unimproved ( ) improved (XX) property, known as 4640 Billingsgate Road, Antioch, TN 37013
(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 heir 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 covey 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 8th day of April, 19 88

Roussel Construction Co., Inc.

By: Sammy Carole Roussel
Sammy Carole Roussel, Secretary-Treasurer

BOOK 7514 PAGE 214

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 _____ (or proved to me on the basis of satisfactory evidence) 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 Sammy Carole Roussel and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon ~~his oath~~ ~~himself~~ ~~XXXXXXXXXXX~~ acknowledged ~~themselves~~ ~~XXXXXXX~~ to be the Secretary-Treasurer and _____ respectively of the Roussel Construction Co., Inc. the within named bargainor, and corporation, and that (he) as such Secretary-Treasurer (they) XXXX 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 Sammy Carole Roussel as such Secretary-Treasurer, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 12th day of April 1988

My commission expires 9/9/89

Patricia Nicholls
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

20634

IDENTIFICATION REFERENCE

APR 12 1 50 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED

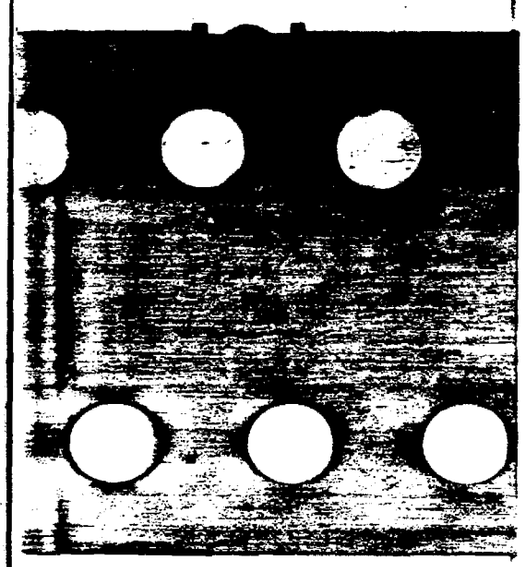
FROM Roussel Construction Co., Inc.

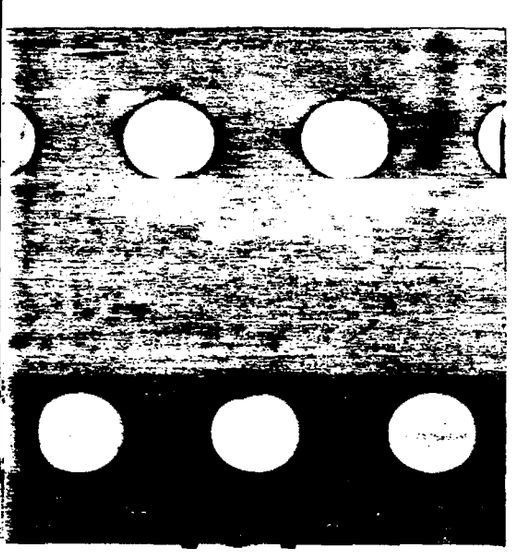
TO James C. Buford
Lori L. Buford

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

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, et seq., Conveyance of Additional Open Space of record in Book 6496, page 99, The Plan of record in Book 6250, pages 893, 894 and 895, 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, pag 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, all of record in the Register's Office for Davidson County, Tennessee, and any other documents of record.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7514 PAGE 215

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

MAMT 96900.00
ERR CO
MAMT 96900.00-
CAMT 96900.00
CON TX 271.32
~~PRFEE 0.50~~
~~BANK~~
~~WDEED 6.00~~
TOTAL 277.82
CHECK 277.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/88 01 13:51 0001 3619

20634

IDENTIFICATION REFERENCE

APR 12 1 50 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79783