This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

| ADDRESS NEW OWNERS | SEND TAX BILLS TO: | MAP-PARCEL NO: |
|---|---|---|
| William Russell Tilton and wife, Tina Louise Tilton<br>304 Hampstead North<br>Antioch, Tennessee 37013 | Third National Bank c/o SunTrust Mortgage, Inc.<br>P.O. Box 105277<br>Atlanta, GA 30348-5277 | Map 149-1B<br>Parcel 20 |
| Mortgagee: Third National Bank in Nashville | | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sterling Interests, Inc., d/b/a Chapel Development Company, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto William Russell Wilton and wife, Tinal Louise Tilton, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of Picadilly Square, Phase III, of record in Book 6250, pages 892, 893, and 894, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Sterling Interests, Inc. by deed from Wellington Enterprises, Ltd., a New York corporation authorized to do business in Tennessee as Wellington Enterprises, Ltd., Inc., of record in Book 7143, page 672, Register's Office for Davidson County, Tennessee.

This is improved property known as 304 Hampstead North, Antioch, Tennessee 37013. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those items set forth on Exhibit "A" attached hereto and herein incorporated by reference.

And GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand by its duly authorized representative as of this 28th day of April, 1988.

STERLING INTERESTS, INC. d/b/a
CHAPEL DEVELOPMENT COMPANY

BY: Nicholas S. Psillas

TITLE: as its PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine E. Otto, a Notary Public of said county and state, Nicholas S. Psillas, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained, and who further acknowledged that he is the President or 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 April, 1988.

Catherine E. Otto
Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $98,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

William [illegible]

Sworn to and subscribed before me this 28th day of April, 1988.

Catherine E. Otto
Notary Public
My Commission Expires: 1-10-89

RECORDED
MAY 6 2 23 PM '88
FLAZ WILLIAMS REGISTER
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

28303

EXHIBIT "A"



1. Taxes for 1988: a lien, but not yet due or payable.

2. Subject to all matters shown on the Plan of record in Book 6250, page 892-894, said Register's Office.

3. Declaration of Covenants and Restrictions, embracing uses, assesments, liens, easements, party walls, obligations, burdens and other undertakings, Articles of Incorporation of Piccadilly Square Homeowner's Association, By-Laws of the Association, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, Master deed, all as made, provided and set out in instrument of record in Book 6236, pages 680 through 733, both inclusive, Register's Office for Davidson County, Tennessee, specific reference to which is here made for each instrument.

4. Amendment to Articles of Incorporation of Piccadilly Square Homeowner's Association, 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., all in the Register's Office for Davidson County, Tennessee, specific reference to which is here made for each instrument.

5. Amendments to By-Laws of Piccadilly Square Homeowner's 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., all in the Register's Office for Davidson County, Tennessee, specific reference to each of said instruments being here made.

6. Amendments to Information Brochure for Piccadilly Square Homeowners Association, of reocrd in Book 6295, page 596, et seq; Book 6295, page 602, et seq. and Book 6300, page 439, et seq., all in the Register's Office for Davidson County, Tennessee, specific reference to each of said instruments being here made.

7. Amendments to Declaration of Covenants and 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., all in the Register's Office for Davidson County, Tennessee, specific reference to each of said instruments being here made.

8. Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, page 503, et seq., Register's Office for Davidson County, Tennessee, specific reference to which is here made.

9. Conveyance of Additional Open Space of record in Book 6496,page 99, said Register's Office, to which specific reference is here made.

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

11. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6251, page 616 Register's Office for Davidson County, Tennessee.

12. 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, specific reference to which is here made.

13. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Servies, of record in Book 6530, page 823, said Register's Office, specific reference to which is here made.

14. Utility easement to Metropolitan Government of Nashville and Davidson County is of record in Book 6298, page 491, said Register's Office.

15. Document of Clarification for Declaration of Covenants and Restrictions of record in Book 6830, page 739, said Register's Office.

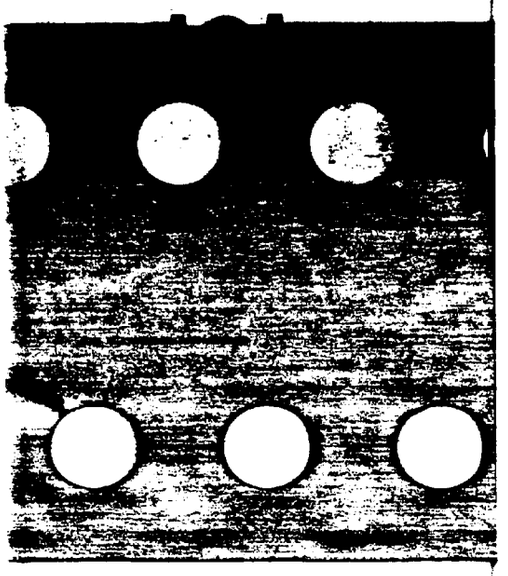
16. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services, of record in Book 6846, page 606, Register's Office for Davidson County, Tennessee, to which reference is here made.

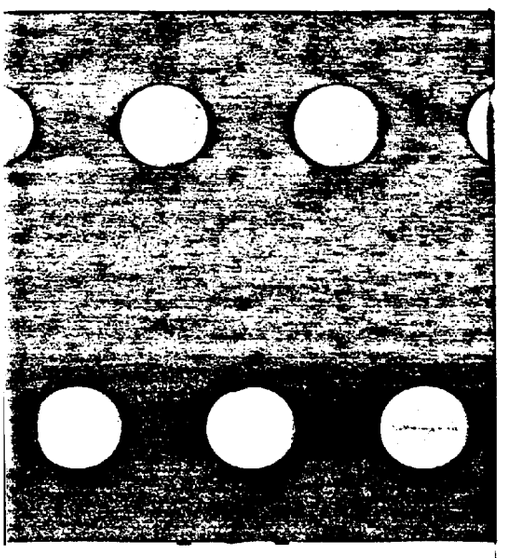
17. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services, of record in Book 6846, page 653, Register's Office for Davidson County, Tennessee, to which reference is here made.

18. Easement for the flow of any creeks.

19. One-half acre reserved for a graveyard, together with right of ingress and egress thereto, of record in Book 854, page 73, Register's Office for Davidson County, Tennessee.

20. Storm Water Detention Agreement of record in Book 6782, page 518, Register's Office for Davidson County, Tennessee.





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7537 PAGE 679

| | | |
|---|---|---|
| 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 | 98900.00 |
| CON TX | 276.92 |
| PRFEE | 0.50 |
| WDEED | 9.00 |
| TOTAL | 286.42 |
| PAID | 286.42 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/06/88 01 14:22 0001 4477

28303

IDENTIFICATION REFERENCE

MAY 6 2 23 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 88751