99756

BOOK 7746 PAGE 705

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

JAN 6 3 00 PM '89
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNERS:
Kadel, Inc.
482 Millwood Drive
Nashville, TN 37217

SEND TAX BILLS TO:
same

MAP/PARCEL NO.
Map 149-1-B
Parcel 64, 63, 62
61, 60, 59
58, 57, 49 pt
48 pt

RUSH

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WELLINGTON ENTERPRISES, LTD., INC., a Tennessee corporation, as successor in interest to Wellington Enterprises, Ltd., a New York corporation, ("Grantor") has this day bargained and sold, and does hereby transfer and convey to KADEL, INC., a Tennessee corporation, ("Grantee"), its successors and assigns, all that tract or parcel of land described on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved property in Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this 6 day of January, 1989.

Notary Public

My commission expires: 1-10-89

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee and its successors and assigns forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set out on Exhibit "B" attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its heirs, successors, and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of January, 1989.

GRANTOR:

WELLINGTON ENTERPRISES, LTD., INC.

BY: _____
Vincent J. Wesnofske, Jr.
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Valerie Lynn Van Eaton, a Notary Public of the State and County aforesaid, Vincent J. Wesnofske, 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 Enterprises, Ltd., Inc., and is authorized by Wellington Enterprises, Ltd., Inc. to execute this instrument on behalf of Wellington Enterprises, Ltd., Inc.

Witness my hand, at office, this 6 day of January, 1989.

_____
Notary Public

My commission expires: 7-10-90

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, and being Lots 273, 274, 275, 276, 277, 278, 279, and 280 on the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, page 894, Register's Office for Davidson County, Tennessee, and Lots 288 and 289 on the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, page 893, Register's Office for Davidson County, Tennessee; to all of which Plans reference is hereby made for a more complete and accurate description thereof.

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

EXHIBIT B

Permitted Exceptions

1. Any taxes assessed by correction, pursuant to the provisions of Tenn. Code Ann. §67-5-603, et seq., and taxes increased by governmental authority.

2. All applicable local governmental planning, building, and zoning ordinances.

3. 1989 Metropolitan Government of Nashville and Davidson County, Tennessee real property taxes, which are prorated and assumed by the Grantee.

4. Declaration of Covenants and Restrictions, embracing uses, assessments, 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 an 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.

5. 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.

6. 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 of the Register's Office for Davidson County, Tennessee, specific reference to each of said instruments being here made.

7. Amendment to Information Brochure for Piccadilly Square Homeowner's Association, of record 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.

8. 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 194, 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.

9. 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.

10. Conveyance of Additional Open Space of record in Book 6496, page 99, Register's Office for Davidson County, Tennessee, to which specific reference is here made.

11. The Plan of record in Book 6250, pages 892, 893, and 894, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain easements, setback lines and easements for public utilities, to which plat reference is here made for the location and dimensions and the following notes:
"DEDICATION OF COMMON AREAS
Wellington Enterprises, Ltd., in recording this Plat of Piccadilly Square, Phase III, has designated certain areas of land as Natural Open Space and Permanent Open Space intended for use by the Homeowners in Piccadilly Square, Phase III for recreation and other related activities.
The Designated Areas are not dedicated hereby for use by the General Public but are dedicated to the common use and enjoyment of the Homeowners in Piccadilly Square, Phase I, II, and III. Said Declaration of Covenants, Conditions, and Restrictions is hereby incorporated and made a part of this Plat."
"All Lots:
a. Max. Building Area: 2,800 sq. ft.
b. Max. Paved Area: 1,400 sq. ft.
c. Max. Ground Cover: 3,500 sq. ft."
"The Building Envelope for Each Lot is indicated thus:
[ ]"
"All lots unless otherwise noted are limited to single family units."
"This Plat is being recorded as a part of a 'Planned Unit Development' Overlay District enacted by Zoning Ordinance 83-1238."

12. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6186, page 238, Register's Office for Davidson County, Tennessee.

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

14. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6530, page 819, Register's Office for Davidson County, Tennessee, specific reference to which is here made.

15. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Division of Water and Sewerage Services, of record in Book 6530, page 823, Register's Office for Davidson County, Tennessee, specific reference to which is here made.

16. Utility Easement to Metropolitan Government of Nashville and Davidson County, of record in Book 6298, page 491, Register's Office for Davidson County, Tennessee.

17. Document of Clarification for Declaration of Covenants and Restrictions, of record in Book 6830, page 739, Register's Office for Davidson County, Tennessee.

18. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Division 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.

19. 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.

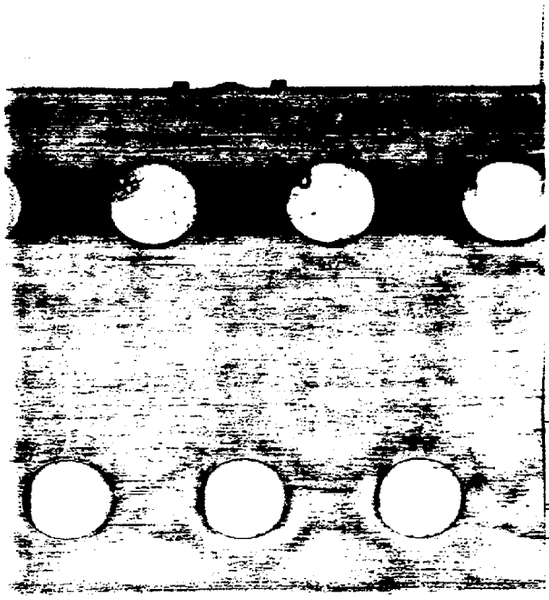
20. Easement for the flow of any creeks.

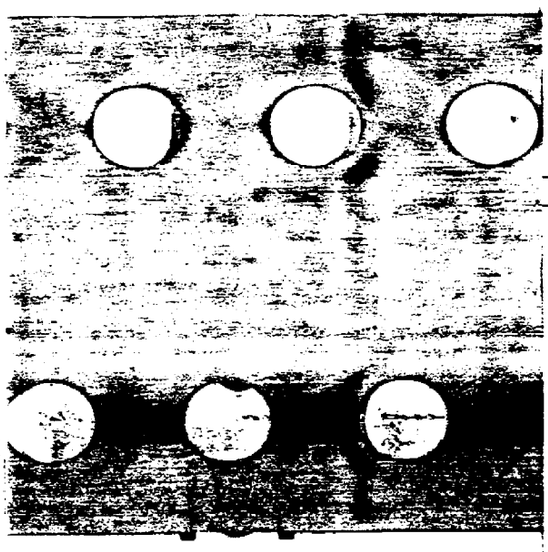
21. One-half acre reserved for a graveyard, together with rights of ingress and egress thereto, of record in Book 854, page 73, Register's Office for Davidson County, Tennessee.

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

23. The size of the lots or the amount of acreage conveyed.

4201 01/06 0101 03CHECK 464.00





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

RECEIVED OF _____

FOR _____

BOOK 7746 PAGE 711

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				135000.00
			CON TX	445.50
			PRFEE	0.50
			WDEED	18.00
			TOTAL	464.00
			CHECK	464.00
01/06/89	01		15:01 0001	4201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.97.56

IDENTIFI REFERENCE

Jan 6 3 00 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170882