BOOK 7801 PAGE 760

223
551376-0

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 1989.

Notary Public

MY COMMISSION EXPIRES: April 4, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Steven Wheeler	Fidelity Federal Savings & Loan	149-01-0-B-043
(NAME)	(NAME)	
701 Leadenhall Court	401 Union Street	020-76087
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Fidelity Federal Savings & Loan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Steven Wheeler and wife, Deborah J. Wheeler

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. 294 on the Plan of Piccadilly Square, Phase 3, of record in Book 6250, page 892-894, Register's Office for Davidson County, Tennessee.

Said Lot No. 294 fronts 78.39 feet on the westerly side of Leadenhall Court fronts a total of 106.29 feet on the northerly side of Billingsgate Road; said frontages are joined by a curve which has a radius of 41.50 feet, and runs back 113.91 feet on the northerly lot line and 100 feet on the 100.00 feet on the westerly lot line to a point of intersection.

Being the same property conveyed to Fidelity Federal Savings and Loan Association of Tennessee by deed from Thomas T. Pennington, Successor Trustee as of record in Book 7685, page 89, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 6250, page 892-894, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 6236, page 683, amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300 page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, By-Laws of record in Book 6236, page 708, amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, and Book 6300, page 431,, said Register's Office. (See Reverse Side)

This is unimproved (XX) improved ( ) property, known as 701 Leadenhall Court, Antioch, Tennessee 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 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, this hand this 24th day of March, 19 89

Fidelity Federal Savings & Loan

By:

STATE OF TENNESSEE
Davidson County

BOOK 7801 PAGE 761

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, (or proved to me on the basis of satisfactory evidence) 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___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Steve P. Moody

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant Vice President of the Fidelity Federal Savings & Loan a corporation, and that he as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President.

Witness my hand and official seal at Nashville, Tenn. this 24th day of March, 1989.

Notary Public

Commission Expires July 10, 1990

19583

MAR 27 2 42 PM '89

WARRANTY DEED

FROM Fidelity Federal Savings & Loan

TO D. Steven Wheeler and wife, Donna J. Wheeler

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(Continuation)

One half acre reserved for graveyard of record in Book 854, page 73, said Register's Office.

Storm Water Detention Agreement of record in Book 6782, page 518, said Register's Office.

Deed of conveyance to Metro Government of Nashville, Davidson County, Tennessee, of record in Book 6846, page 606, and Book 6846, page 653, said Register's Office.

Utility easement of record in Book 6298, page 491, said Register's Office.

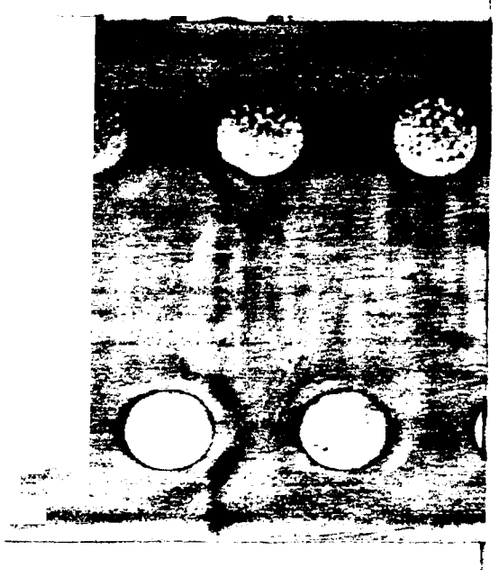
Document of Clarification of record in Book 6830, page 739, said Register's Office.

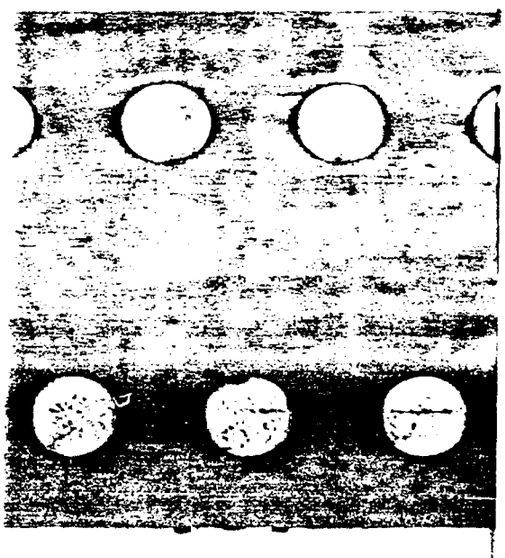
Conveyance to Metro Government of Nashville, Davidson County, Department of Water and Sewerage Services of record in Book 6530, page 819, and Book 6530, page 823, said Register's Office.

Conveyance of Additional Open Space of record in Book 6496, page 99, said Register's Office.

Information Brochure for Piccadilly Square Homeowners Association of record in Book 6236, page 726, amended in Book 6295, page 596, Book 6295, page 602, and Book 6300, page 439, said Register's Office.

9458 03/27 0101 03CHECK
46.40





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

RECEIVED OF _____

FOR _____

BOOK 7801 PAGE 762

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	103000.00
CON TX	339.90
PRFEE	0.50
MTEED	6.00
TOTAL	346.40
CHECK	346.40

19583

MAR 27 2 42 PM '89

03/27/89 01 14:43 0001 9458

No. 193943