File Box 14
5581

BOOK 83

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: [illegible]

(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
Thomas A. Lipe (NAME)	Fidelity Federal Savings & Loan (NAME)	149-01-B-045CO
709 Leadenhall Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	02D-76089
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 Association of Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Lipe, unmarried

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. 292, Piccadilly Square, Phase 3, as of record in Book 6250, page 892-894 Register's Office for Davidson County, Tennessee.

Said Lot 292, fronts 65.00 feet on the northwesterly side of Leadenhall Court and runs back between parallel lines 125.00 feet to a line in the rear which measures 65.00 feet thereon.

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, a 30 foot minimum building setback line from Leadenhall Court, a 20 foot minimum building setback line from the rear, a 8 foot minimum building setback line from each side of lot line, a 10 foot public utility and drainage easement on the rear lot line, and a 2.5 x 25 foot anchor easement on the northeasterly and southeasterly corners.
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 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, said Register's Office.
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.

unimproved { } This is improved {X} property, known as 709 Leadenhall Court, 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 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 his hand this 24th day of March, 19 89

Fidelity Federal Savings & Loan Association of Tennessee
By: [signature]

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Linda F. Burnsed, a Notary Public, Steve P. Moody, 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 Assistant Vice President of Fidelity Federal Savings & Loan Association of Tennessee, the maker or a constituent of the maker and 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 24th day of March, 1989.

Notary Public

My Commission expires: July 19 1990

NOTARY PUBLIC

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Notary Public

Commission Expires_____

9853 03/28 0101 CHECK 318.35

BOOK 7802 PAGE 838

WARRANTY DEED

FROM Fidelity Federal Savings & Loan Association of Tennessee

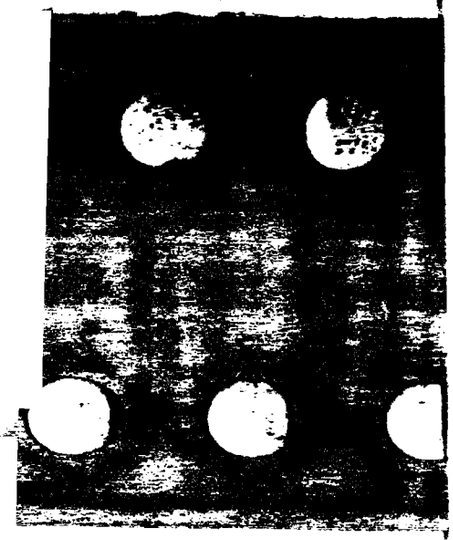
TO Thomas A. Lipe

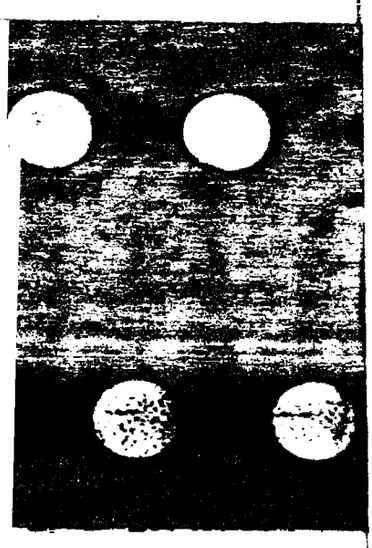
19925

MAR 28 3 06 PM '89

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 6186, page 238 and Book 6251, page 616, said Register's Office.
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, Book 7748, page 478, said Register's Office.
Conveyance of Additional Open Space of record in Book 6496, page 99, said Register's Office.
Dedication of common areas to Piccadilly Square Homeowners Association of
in Book 7778, page 366, said





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7802 PAGE 839

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	94500.00
CON TX	311.85
PRFEE	0.50
[illegible]	6.00
TOTAL	318.35
CHECK	318.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

03/28/89 01 15:07 0001 9853

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IDENTIFICATION REFERENCE

MAR 28 3 06 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 194334