Bev # 28

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

GARY M. PEACHEY

TO

DOMINION TRUST COMPANY OF TENNESSEE, CONSERVATOR OF THE PROPERTY OF PAMELA OVERSTREET DAVENPORT
NAME ADDRESS

For draftsman's use

This instrument prepared by
Nella Schneider Hunt, Attorney
222 Third Avenue, North
Nashville, TN 37201

1875 05/03 1101 08 CHECK 302.90

BOOK 7829 PAGE 772

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Dominion Trust Company (NAME)	Murray Mortgage Company (NAME)	149-2B-76
150 Fourth Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	5580 LBJ Freeway - Suite 300 (STREET ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	Dallas, Texas 75380 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

29290

IDENTIFICATION REFERENCE

MAY 2 9 16 AM '89

FILED & WITNESSED FOR REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 88,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 1989.

Notary Public

MY COMMISSION EXPIRES: March 11, 1991

(AFFIX SEAL)

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 of which is hereby acknowledged and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantor herein to Michelle E. Harris, etal, Trustee, of record in Book 7107, page 122, said Register's Office, reference to which instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantee, I GARY M. PEACHEY, UNMARRIED

have bargained and sold, and by these presents do transfer and convey unto the said

DOMINION TRUST COMPANY OF TENNESSEE, CONSERVATOR OF THE PROPERTY OF PAMELA OVERSTREET DAVENPORT its successors ~~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. 216 on the Plan of Piccadilly Square Phase II, of record in Book 6250, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary M. Peachey, by deed from Centex Homes Enterprises, of record in Book 6756, page 293, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

(SEE ATTACHED MARKED EXHIBIT "A")

This is improved (X) unimproved ( ) property, known as 812 Bishopgate Road (House Number) (Street) Antioch (P. O. Address) TN (City or Town) 37013 (Postal Zone)

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To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dominion Trust Company of Tennessee, Conservator of the Property of Pamela Overstreet Davenport its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Dominion Trust Company of Tennessee, Conservator of the Property of Pamela Overstreet Davenport that ~~I am~~ lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out herein and taxes for 1989, which have been prorated and assumed by the grantee.

And I, Gary M. Peachey

do further covenant and bind ~~myself, my~~ heirs and representatives, to warrant and forever defend the title to the said land to the said Dominion Trust Company of Tennessee, Conservator of the property of Pamela Overstreet Davenport its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of May, 19 89

GARY M. PEACHEY, UNMARRIED

Gary M Peachey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary M. Peachey, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 19 89.

NOTARY PUBLIC STATE OF TENNESSEE

Jo Ann Smith Notary Public

Commission Expires March 14, 1991

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

_____

_____

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 _____

EXHIBIT "A"

1. 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 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.

2. Amendment to Articles of Incorporation of Piccadilly Square Homeowners' 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.

3. 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.

4. Amendments to Information Brochure for Piccadilly Square Homeowners 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.

5. 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., and 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 6510, page 184, et seq; 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.

6. 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.

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

8. The Plan of record in Book 6250, pages 92,93 & 94, said Register's Office, shows an Owners 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 II, has designated certain areas of land as Playground and Permanent Open Space intended for use by the Homeowners in Piccadilly Square, Phase II 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. 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: ( )
"Lots designated 'Two Units' shall show Duplex 'Zone Lot Division'."
"This Plat is being recorded as a part of 'Planned Unit Development' Overlay District Enacted by Zoning Ordinance 83-1238."
"Natural Area Easements
Land within the areas specified as 'Natural Area Easements' shall remain undisturbed, other than Lawn Maintenance." NOTE: The lot or lots herein described may contain a 'Natural Area Easement'.

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

10. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6251, page 616, said Register's Office.

11. 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.

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

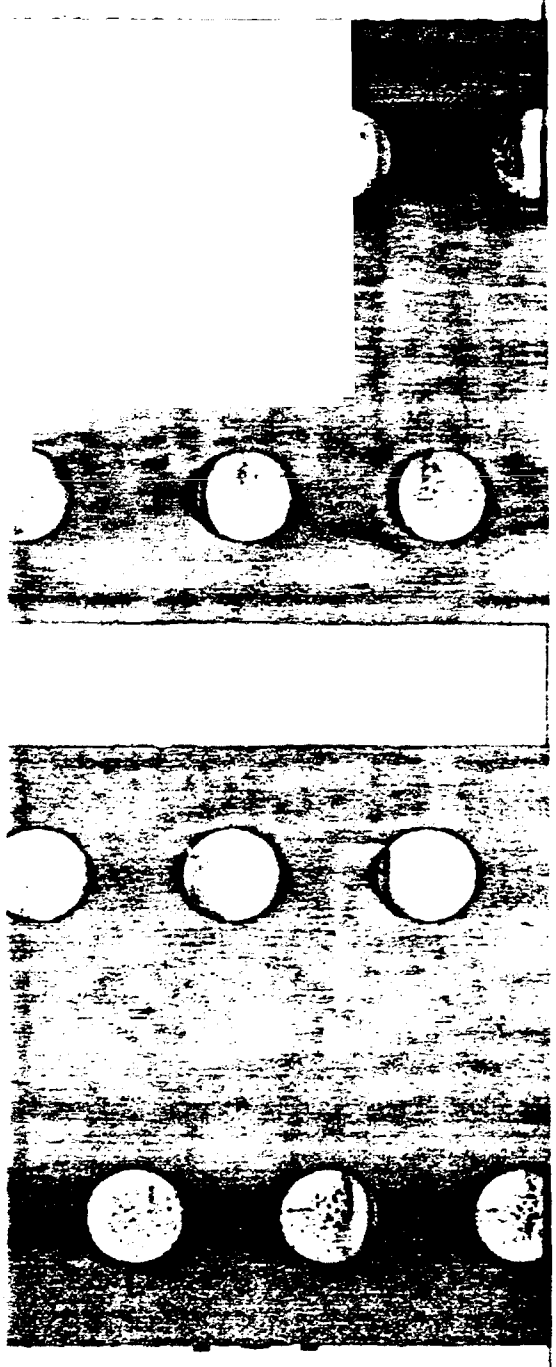
13. Utility easement to Metropolitan Government of Nashville and Davidson County is of record in Book 6298, page 491, said Register's Office.

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

14. Addition of Utility and Drainage Easement of record i Book 6546, page 57, said Register's Office.

15. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services, of record in Book 7389, page 189, said Register's Office, specific reference to which is here made.

16. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 7389, page 213, said Register's Office, specific reference to which is here made.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 88000.00
CON TX 290.40
PRFEE 0.50
WDEED 12.00
TOTAL 302.90
CHECK 302.90
05/02/89 01 09:17 0001 1835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29290

IDENTIFICATION REFERENCE

MAY 2 9 16 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205326