BOOK 8172 PAGE 874

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,563.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 1990

Notary Public

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Atty. Attorneys Title Co., Inc. 222 Third Ave. N. Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
NANCY B. FAIR (NAME)	MURRAY MORTGAGE COMPANY (NAME)	149-2B-76co
812 Bishopsgate Road (STREET ADDRESS OR ROUTE NUMBER)	5580 LBJ Freeway - Suite 300 P. O. Box 809038 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75380 (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 DOMINION TRUST COMPANY OF TENNESSEE, CONSERVATOR OF THE PROPERTY OF PAMELA OVERSTREET DAVENPORT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY B. FAIR

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. 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 Dominion Trust Company of Tennessee, Conservator of the Property of Pamela Overstreet Davenport, by deed from Gary M. Peachey, unmarried, of record in Book 7829, page 772, Register's Office for Davidson County, Tennessee.

FILED AUG 13 8 58 AM '90
PAMELA A. HURT REGISTER

4 a 7.1.4

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SEE ATTACHED EXHIBIT "A"

As a part of the consideration herein the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note secured by a deed of trust executed by Gary M. Peachey to Michelle E. Harris, etal, Trustee, of record in Book 7107, page 122, said Registers Office, to which reference is here made for a more complete description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by [illegible]. 305.38

This is unimproved (X) improved ( ) property, known as 812 Bishopsgate Road 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 my hand this 10th day of August, 1990

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

By
Gail Smith Bradford, Vice President

STATE OF TENNESSEE }
Davidson County }

BOOK 8172 PAGE 875

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____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____the undersigned_____a Notary Public in and for the State and County aforesaid, personally appeared ____Gail Smith Bradford_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ her to be the ___Vice President_____ of the ___Dominion Trust Company of Tennessee_____ a corporation, and that ~~he~~ she as such ___Conservator of the property of Pamela Overstreet Davenport ~~Vice President~~_____ executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as ___as Conservator of the Property of Pamela Overstreet Davenport ~~Vice President~~_____

Witness my hand and official seal at _____Nashville, Tennessee_____ this ___10th___ day of ___August___, 19_90_.

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____Notary Public

Commission Expires___3/11/91_____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

1. Declaration of Covenants and Restrictions, embracing uses, assessments, liens, easements, party walls, obligations, burdens, and other undertakings, Articles of Incorporation and 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, page 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 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.

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. and 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 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 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 pat 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.

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

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

16. 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.

17. 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.

18. Declaration of Covenants, Conditions and Restrictions for Chelsea Village Homeowner's Association of record in Book 8082, page 329, as amended in Book 8083, page 386, R.O.D.C., and the By-Laws appended thereto of record in Book 8083, page 348, R.O.D.C.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8172 PAGE 878

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

MAMT 88563.14
MOR TX 292.38
PRFEE 1.00
TDEED 12.00
TOTAL 305.38
CHECK 305.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/13/90 01 08:59 0001 9114

VOID
MAMT 88563.14-
VOID
MOR TX 292.38-
VOID
TDEED 12.00-
CAMT 88563.14
CON TX 292.38
WDEED 12.00
TOTAL 0.00
CHECK 0.00

08/13/90 01 No. 09 346553 15

Total $305.38

4871.4

IDENTIFICATION REFERENCE

AUG 13 8 58 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN