PREPARED BY:

FILE BOX 45

WARRANTY DEED

THIS INDENTURE, made and entered into this 6th & 7th day of December 19 89 by and between

ROBERT L. CROWSON AND WIFE, CHERYL CROWSON BOOK 8238 PAGE 936 of the first part, and

MICHAEL R. BARRETT AND MARLON D. WOODSON, BOTH UNMARRIED / tenants in common with right of survivorship of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said part IES of the first part ha VE bargained and sold and do hereby bargain, sell, convey and confirm unto the said part Y of the second part the following described real estate, situated and being in the County of DAVIDSON State of Tennessee.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 242, ON THE PLAN OF PICADILLY SQUARE, PHASE III, OF RECORD IN BOOK 6250, PAGES 892, 893, AND 894, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. CROWSON AND WIFE, CHERYL CROWSON BY DEED FROM ROUSSEL CONTRUCTION COMPANY, INC. AS OF RECORD IN BOOK 7639, PAGE 221, SAID REGISTER'S OFFICE.

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part Y of the second part, HIS heirs and assigns in fee simple forever.

And the said part IES of the first part do ES hereby covenant with the said part Y of the second part that THEY lawfully seized in fee of the aforedescribed real estate; that THEY a good right to sell and convey the same; that the same is unencumbered.

And that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature S of the said part Y of the first part the day and year first above written.

7908 11/16 0101 03CHECK 287.50

ROBERT L. CROWSON

CHERYL CROWSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 6TH day of DECEMBER 1989 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared CHERYL CROWSON ONLY to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as HER free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written. My commission expires MAY 22, 1993

EDWARD M. STEELE, Notary Public.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $85,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 6th day of November 19 90

Notary Public

MY COMMISSION EXPIRES 7/18/92

Map 149-1-0-B
Parcel 97.00
02DX07599D

For registar's use only

State Tax .$

Clerks Fee $

Total ....$

Paid
Deputy County Court Clerk

MT

The following information is not a part of this Deed.

Property Address 408 Hampstead South
Antioch, TN 37013

Mail Tax Bill to Century Mortgage Corp.
15 Century Blvd., Suite 100
Nashville, TN 37214

This Instrument prepared by:

MAIL TO: BROKERS ESCROW SERVICES, INC.
P.O. BOX 140255
NASHVILLE, TN. 37214

This instrument prepared by: John J. Barnes, Jr., 11 N. Brentwood, Clayton, MO 63105

MIC 3rm 0026

EXHIBIT "A"

This lot is part of a Planned Unit Development and is conveyed subject to Declaration of Covenants and Restrictions, Articles of Incorporation of Piccadilly Square Homeowners Association, By-Laws of the Association, Master Deed, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, all as made, provided and set out in instrument of record in Book 6236, pages 680 through 733, both inclusive, said Register's Office. This lot is also conveyed subject to Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association as 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., Amendments to By-Laws of Piccadilly Square Homeowners 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; Amendments to Information Brochure of record in Book 6295, page 596, et seq; Book 6295, page 602, et seq; and Book 6300, page 439, et seq; 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 184; et seq; and Book 6518, page 190, et seq; Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, page 503, Conveyance of Additional Open Space of record in Book 6496, page 99, the Plan of record in Book 6250, page 892, 893, and 894, Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, page 238, Book 6251, page 616, Conveyance to Metropolitan Government of Nashville and Davidson County, Dept. of Water and Sewerage Services of record in Book 6530, page 819, and Book 6530, page 823, Utility Easement of record in Book 6298, page 491, Document of Clarification of record in Book 6830, page 739, Deed of Conveyance to Metro of record in Book 6846, page 606, and Book 6846, page 653, one-half acre reserved for graveyard of record in Book 854, page 73, Storm Water Detention Agreement of record in Book 6782, page 518, all of record in the Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

In Witness whereof, the parties hereto sign this Contract, intending to be effective the 7 day of December 1989.

Witness my hand and official seal

Donna R. Crary

Signature

Donna R. Crary

Name

My commission expires:

NOTARY PUBLIC SEAL INDIANA

State of Indiana
County of Allen
On December 7, 1989
before me, the undersigned, a Notary Public in and for this state, personally appeared Robert L. Crowson only known to me to be the person whose name subscribed to the within instrument and acknowledge that he executed the same.

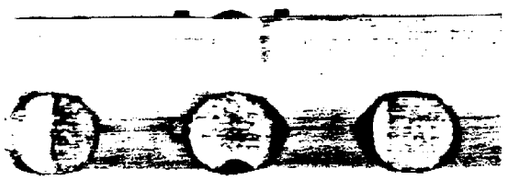
73158

IDENTIF. REFERENCE

NOV 16 10 52 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8238 PAGE 938

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

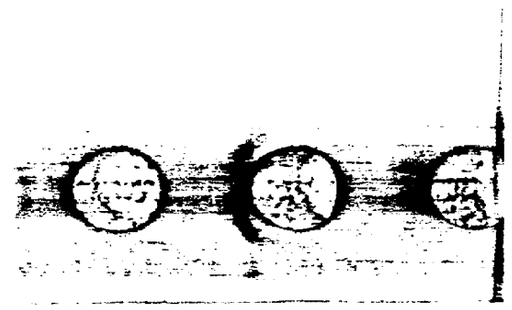
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	85000.00
CON TX	280.50
PRFEE	1.00
WDEED	6.00
TOTAL	287.50
CHECK	287.50

11/16/90 01 10:51 0001 7968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





7318 58

IDENTIF. TREFERENCE

Nov 16 10 52 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373981