BOOK 8506 PAGE 705

BOX 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,700.00

Margaret Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 1991

Alan T. Watt
Notary Public

MY COMMISSION EXPIRES 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd - Suite 405, Nashville, TN 37214 — 111 West College Street, Murfreesboro, TN 37130 — 214 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ronald A. Beasley (NAME)	DF Southeastern Mortgage of TN (NAME)	MAP 149-1-B
709 Leadenhall Court (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 45
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	2DX-07548

FOR AND 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, Thomas A. Lipe, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald A. Beasley and wife, Yvette D. Beasley

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:

Being Lot No. 292, Phase III on the Plan of Piccadilly Square of record in Plat Book 6250, pages 892, 893 and 894, Register's Office for Davidson County, Tennessee.

Said Lot No. 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 Thomas A. Lipe, unmarried by deed from Fidelity Federal Savings & Loan Association of Tennessee of record in Book 7802, page 837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants 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 and Book 6518, page 190, Register's Office for said County.

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, Register's Office for said County.

Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 6186,

CONTINUED

unimproved ( )
This is improved (X) property, known as 709 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 my hand this 13 day of December, 1990

Thomas A. Lipe

Thomas A. Lipe

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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 Thomas A. Lipe, 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 13 day of December, 19 90

My commission expires 3-13-94

Notary Public

LEGAL DESCRIPTION CONTINUATION

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, Book 6530, page 823 and 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 record in Book 7778, page 366, said Register's Office.

69006

SEND TAX REFERENCE

WARRANTY DEED

FROM Thomas A. Lipe, unmarried

Dec 12 12 42 PM '90

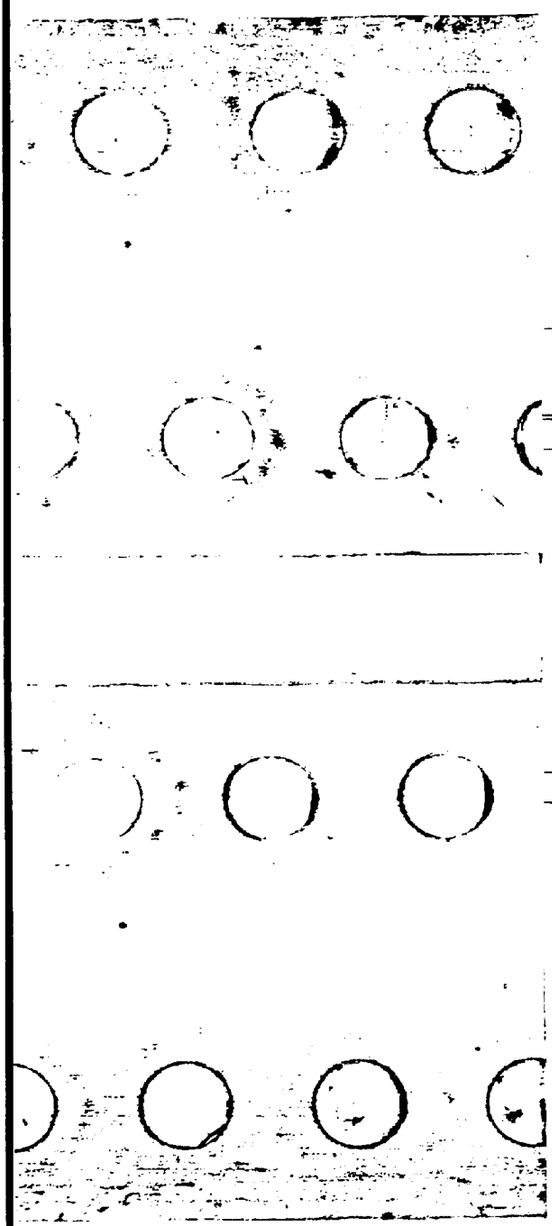
TO

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

1983 12/12 0101 03CHECK 346.29

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



RECEIVED OF _____

FOR _____

BOOK 8506 PAGE 707

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 91700.00
CON TX 339.29
PRFEE 1.00
WDEED 6.00
TOTAL 346.29
CHECK 346.29

12/12/91 01 12:44 0001 1983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9006.

IDENTIFICATION REFERENCE

Dec 12 12 42 PM '91

No. 484514