This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION
P. O. BOX 474
MEMPHIS, TN 38101

NAME OF MORTGAGEE:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION
P. O. BOX 474
MEMPHIS, TN 38101

ADDRESS NEW OWNERS:

ROBERT E. BELL
652 PICCADILLY SQUARE
ANTIOCH, TN 37013

MAP_____, GROUP___,PARCEL_____

149-2B/23;
Field Book 02DX-07743
BOOK 8711 PAGE 610

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM Ninety-Eight Thousand and 00/100'S *** ($98,000.00) DOLLARS, cash in hand paid, the receipt of all of which is hereby acknowledged, THOMAS L. SIMS AND WIFE, KATHIE L. SIMS AND RAY D. YODER AND WIFE, LOU ANN YODER have/has this day bargained and sold and do/does hereby transfer and convey unto ROBERT E. BELL and WIFE, STEPHANIE REEVERS BELL, his/her/their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 65.92 feet on Piccadilly Row extending back between parallel lines measuring a distance of 170.00 feet to a rear line measuring 65.92 feet.

Being the same property conveyed to Thomas L. Sims and wife, Kathie L. Sims and Ray D. Yoder and wife, Lou Ann Yoder by deed of Permanent Federal Savings Bank of record in Book 8156, page 067, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said ROBERT E. BELL and WIFE, STEPHANIE REEVERS BELL, his/her/their heirs and assigns, forever.

AND GRANTOR(S) COVENANT(S) with the said ROBERT E. BELL and WIFE, STEPHANIE REEVERS BELL, that he/she/they is/are lawfully seized and possessed of said land, in fee simple, has/have a good right to convey it, and that it is unencumbered, except as follows:

1. 1992 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Map and Parcel No. 149-2B/23; Field Book No. 02DX-07743

2. Declaration of Covenants and Restrictions, embracing uses, assessments, liens, easements, party wall, 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 Are 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.

3. 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.

4. Amendment 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.

5. 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.

6. 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., all in the Register's Office for Davidson County, Tennessee, specific reference to each of said instruments being here made.

7. 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.

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

9. The Plan of record in Book 6250, pages 92, 93 and 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 note:
"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: [ ]
"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'.

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

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

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

13. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6251, page 616, Register's Office of Davidson County, Tennessee.

14. 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.

15. 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.

16. Mortgage Loan Inspection by John Kohl & Company, dated August 18, 1992, shows a portion of the house encroaching over the front minimum building setback line.

AND GRANTOR(S) FURTHER COVENANT(S) and binds himself/herself/themselves, his/her/their heirs, successors and assigns, to warrant and forever defend the title to said property, to the said ROBERT E. BELL and WIFE, STEPHANIE REEVERS BELL, his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our/my hand(s), on this the 25 day of August, 1992.

Thomas L. Sims
THOMAS L. SIMS
by Paul Riviere Attorney in Fact
BY: PAUL RIVIERE ATTORNEY IN FACT
Kathie L. Sims Attorney in Fact
KATHIE L. SIMS
by Paul Riviere Attorney in Fact
BY: PAUL RIVIERE ATTORNEY IN FACT
Ray D. Yoder
RAY D. YODER
by Paul Riviere Attorney in Fact
BY: PAUL RIVIERE ATTORNEY IN FACT
Lou Ann Yoder
LOU ANN YODER
by Paul Riviere Attorney in Fact
BY: PAUL RIVIERE ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Paul Riviere, Attorney in Fact for Thomas L. Sims and wife, Kathie L. Sims and Ray Dean Yoder and wife, Lou Ann Yoder, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of and as Attorney in Fact for the said Thomas L. Sims and wife, Kathie L. Sims and Ray Dean Yoder and wife, Lou Ann Yoder, as the free act and deed of the said Thomas L. Sims and wife, Kathie L. Sims and Ray Dean Yoder and wife, Lou Ann Yoder for the purpose therein contained; said Power of Attorney of record in Book _____, page and Book 5111, page 608, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, on this the 25 day of August, 1992.

Cynthia M. Beard
Notary Public

(SEAL)

NOTARY PUBLIC AT LARGE

My Commission Expires:

Jan. 24, 1994

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $98,000.00.

Robert E. Bell

Sworn to and subscribed before me, on this the 25 day of August, 1992.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:
Jan. 24, 1994

35899

REFERENCE

4148 08/26/92 0101 03CHECK 379.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8711 PAGE 614

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 98000.00
				CON TX 362.60
				PRFEE 1.00
				WDEED 16.00
				TOTAL 379.60
				CHECK 379.60
			08/26/92 01	13:11 0001 4148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 8 9 9

REFERENCE

DAVIDSON COUNTY

No. 563878