THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Cynthia Rodabaugh 2302 Brookstone Court Mt. Juliet, TN 37122	Same	149-2B19CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, James M. Whitsitt, III and Gerald A. Sullivan

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Cynthia Rodabaugh

hereinafter called the Grantee(s), 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. 76 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92-94, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James M. Whitsitt, III and Gerald A. Sullivan, a partnership, by deed from Sovran Bank/Central South of record in Book 8312, page 493, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 6782, page 518, said Register's Office.

Articles of Incorporation of Piccadilly Square Homeowner's Association as set out in Book 6236, page 703, Register's Office for Davidson County, Tennessee (recorded as part of a collection of documents recorded at Book 6236, page 683, Register's Office of Davidson County, Tennessee); as amended by instruments of record in Book 6295, page 548; Book 6295, page 556; Book 6295, page 564; and Book 6300, page 423, said Register's Office.

By-Laws of Piccadilly Square Homeowner's Association as set out in Book 6236, page 708, Register's Office of Davidson County, Tennessee (recorded as part of a collection of documents record at Book 6236, page 683, Register's Office of Davidson County, Tennessee); as amended by instruments of record in Book 6295, page 572; Book 6295, page 580; Book 6295, page 588; and Book 6300, page 431, said Register's Office.

Information Brochure for Piccadilly Square Homeowner's Association set out in Book 6236, page 726, Register's Office of Davidson County, Tennessee (recorded as part of a collection of documents recorded at Book 6236, page 683); as amended by instruments of record in Book 6295, page 596; Book 6295, page 602; and Book 6300, page 439, said Register's Office.

Charter of Piccadilly Square Homeowner's Association of record in Book 7288, page 963, Register's Office of Davidson County, Tennessee.

Declaration of Restrictive Covenants of record in Book 6355, page 322, and Document of Clarification of record in Book 6830, page 739, said Register's Office.

Taxes for the year 1991 are prorated and assumed by the Grantee herein.

Description is same as used in previous deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 our hands this 21st day of August, 1992.

James M. Whitsitt III
JAMES M. WHITSITT, III, partner

Gerald A. Sullivan
GERALD A. SULLIVAN, partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared James M. Whitsitt, III and Gerald A. Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of James M. Whitsitt, III and Gerald A. Sullivan, a partnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 21st day of August, 1992, at Nashville, Tennessee.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $9,000.00.

Cynthia Cockrough
AFFIANT

Subscribed and sworn to before me this 21st day of August, 1992.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

4 1 0.1 0

IDENTIFICATION REFERENCE

AUG 31 12 17 PM '92

DAVIDSON COUNTY, TN

T#16 88/31 0101 03CHECK 42.30

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



RECEIVED OF _____

FOR _____

BOOK 8715 PAGE 12

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 9000.00
				CON TX 33.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 42.30
				CHECK 42.30
			08/31/92 01	12:18 0001 5416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 I.D. I.D

IDENTIFI REFERENCE

AUG 31 12 17 PM '92

FELIX Z. WILSON II REG. OF DEEDS
DAVIDSON COUNTY, TN

No. 565134