FILE BOOK 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

FEB 2 11 19 AM '93
DAVIDSON COUNTY TN
IDENTIFI REFERRED

88352

ADDRESS NEW OWNER:
Erika K. Hurd
824 Billingsgate Court
Antioch, TN 37013

SEND TAX BILL:
To Owner*

BOOK 8854 PAGE 694

OWNER:
Same

MAP AND PARCEL:
MAP 149-1-B
PARCEL 63CO

8428 02/02 0101 03CHECK 356.80
02dx 07566

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kadel, Inc. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Erika K. Hurd, unmarried , 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 274, Final P.U.D. Plan, Phase 3, Piccadilly Square, of record in Book 6250, Pages 892-894, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Kadel, Inc. , by deed from Wellington Enterprises, LTD, Inc of record in Book 7746, Page 705, Register's Office for Davidson County, Tennessee.

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 683 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; and 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; Restrictive Covenants of record in Book 6900, Page 14; Deed of Correction of Piccadilly Square Homeowners Association of record in Book 6295, Page 503; Document of Clarification in Book 6830, Page 739; Conveyance of Common Area in Book 6496, Page 99; Declaration of Restrictive Covenants of record in Book 6355, Page 322; Articles of Incorporation in Book 7288, Page 963; One-half acre reserved for graveyard of record in Book 854, Page 73; Storm Water Detention Agreement of record in Book 6782, Page 518; Deed to Piccadilly Square Homeowners Association in Book 7778, Page 366; the Plan of record is in Book 6250, Pages 892-894,

This is the same description as in previous deed of record.

This conveyance is subject to public utility and drainage easement, public utility and sewer easement and building envelope of record in Book 6250, Pages 892-894, said Register's Office.

This is improved property known as 824 Billingsgate Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Erika K. Hurd, unmarried, their heirs and assigns, forever; and we, Kadel, Inc. 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of January, 1993.

Kadel, Inc.

Kar Fong, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kar Fong as President of Kadel, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the President of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of January, 1993.

NOTARY PUBLIC

My Commission Expires: 5-22-93

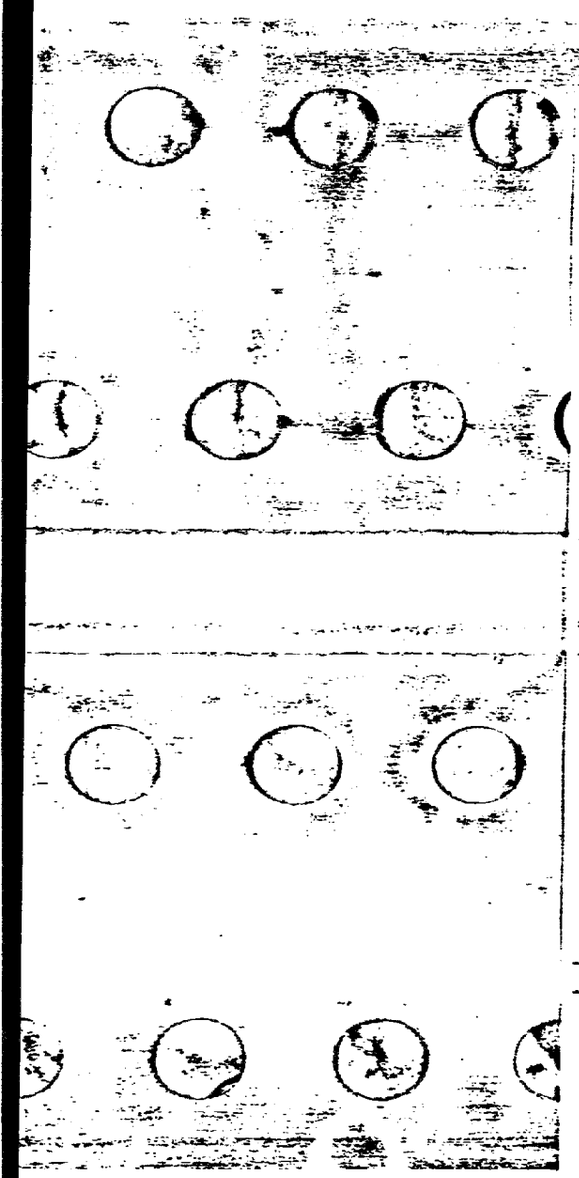
STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 94,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of January, 1993.

NOTARY PUBLIC
My Commission Expires: 5-22-93



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

RECEIVED OF _____

FOR _____

BOOK 8854 PAGE 696

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 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
TOTAL 356.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 356.80

8835 IDENTIFICATION REFERENCE FEB 2 11 19 '93 02/02/93 01 11:17 0001 8426

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 616962