ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Cindy Owen	Barclays American/Mortgage Corporation	MAP and PARCEL
	Attn: Tax Dept.	
4736 Billingsgate Road	5932 Parkway Plaza Blvd Bldg 8	148-01-0-B075.00
Antioch, TN 37013	Charlotte, N.C. 28217	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2805 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 278)

BOOK 8937 PAGE 950

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Susan L. Phillips, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Cindy Owen, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 264 on the Plan of Phase III, Piccadilly Square, as shown on plat of record in Plat Book 6250, Page 892, 893 and 894, in the Register's Office of Davidson County, Tennessee.

According to said Plat, Lot No. 264 fronts 64 feet on the southerly margin of Billingsgate Road and extends back 236.41 feet on the westerly line and 188.74 feet on the easterly line to a dead line in the rear, measuring 99.54 feet thereon.

Being the same property conveyed to Susan L. Phillips, unmarried, by quitclaim deed appearing of record in Book 8524, Page 480, Register's Office of Davidson County, Tennessee.

This is property with a common address of 4736 Billingsgate Road, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6250, Page 892, 893 & 894, said Register's office and all matters therein; 3) Declaration of Covenants and Restrictions of record in Book 6236, Pages 680-733, as amended in Book 6295, Page 506, Book 6295, page 520, Book 6295, Page 534, Book 6300, Page 409, as rerecorded in 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, as clarified in Book 6830, Page 739; 4) Amendment to Articles of Incorporation of record in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, and Book 6300, Page 423; 5) Amendment to By-Laws of Piccadilly Square Homeowner's Association of record in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, and Book 6300, Page 431; 6) Amendment to Information Brochure for Piccadilly Square Homeowners Association of record in Book 6295, Page 596, Book 6295, Page 602, and Book 6300, Page 439; 7) Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, Page 503; 8) Conveyance of Additional Open Space of record in Book 6496, Page 99; 9) Sanitary Sewer and/or Storm Drainage Easement of record in Book 6186, Page 238, and in Book 6251, Page 616; 10) Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Dept. of Water and Sewerage Services, of record in Book 6530, Page 819, Book 6846, Page 606, Book 6846, Page 653 and in Book 6530, Page 823; 11) Utility Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6298, Page 491; 12) Storm Water Detention Agreement of record in Book 6782, Page 518.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $113,000.00
[
[Affiant
[Subscribed and sworn before me this 4th day of May, 1993.
[
[My Commission Expires: 7-23-94 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of May, 1993.

X Susan L Phillips
Susan L. Phillips

By: X Tom Nangle
Tom Nangle
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Susan L. Phillips, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**,, Tennessee, this **4th** day of **May, 1993.**

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tom Nangle, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of Susan L. Phillips, and is authorized by Susan L. Phillips to execute this instrument on his/her behalf.

Witness my hand and official seat at Nashville, Tennessee, this 4th day of May, 1993.

Notary Public
My Commission Expires: 1-23-94

File No. 9305-143

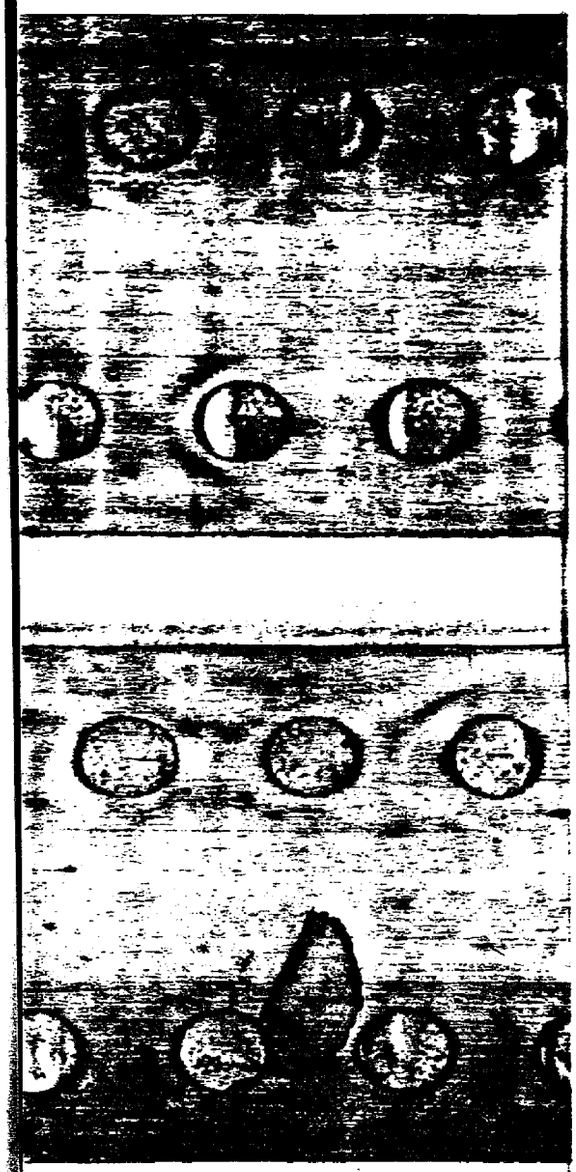
9396 05/05 0101 03CHECK 434.43

1:62.89

IDENTIFICATION REFERENCE

MAY 5 9 08 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8937 PAGE 953

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	113900.00
			CON TX	421.43
			PRFEE	1.00
			MDEED	12.00
			TOTAL	434.43
			CHECK	434.43
05/05/93	01		09:08 0001	9396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:62.8.9

IDENTIFI REFERENCE!

MAY 5 9 08 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 647527