27-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Mark E. Thomas	BarclaysAmerican Mortgage Corporation	MAP and PARCEL
616 Cavendish Court	Attn: Tax Dept.	149-01-B-38
Antioch, TN 37013	5032 Parkway Plaza Blvd.	
	Charlotte, NC 28217	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

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, **Dennis J. Phillips and Lynne S. Phillips, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mark E. Thomas, 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 Lot No. 299 on the Plan of Piccadilly Square, Section 3, as of record in Book 6250, Page 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Dennis J. Phillips and wife, Lynne S. Phillips by deed from Chapel Development Company of record in Book 7286, Page 491, said Register's Office.

This is property with a common address of 616 Cavendish Court, Antioch, TN 37013.

1579 05/31 0101 03CHECK 436.35

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; 12) Restrictive Covenants in Book 6355, Page 322, said Register's Office; 13) Charter of Picadilly Square Homeowners Association of record in Book 7288, Page 963, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $115,500.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 27th day of May, 1994]
[ ]
[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 **27th** day of **May, 1994**.

Dennis J. Phillips

Lynne S. Phillips

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 **Dennis J. Phillips and Lynne S. Phillips, husband and wife** , 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 **27th** day of **May, 1994**.

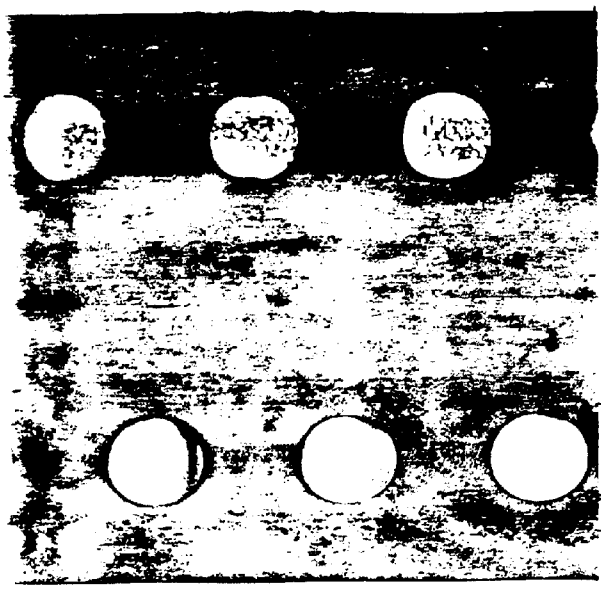
Notary Public
My Commission Expires: 7/23/94

File No. 9405-188

55137
IDENTIF. ↑ REFERENCE

94 MAY 31 AM 9:01
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

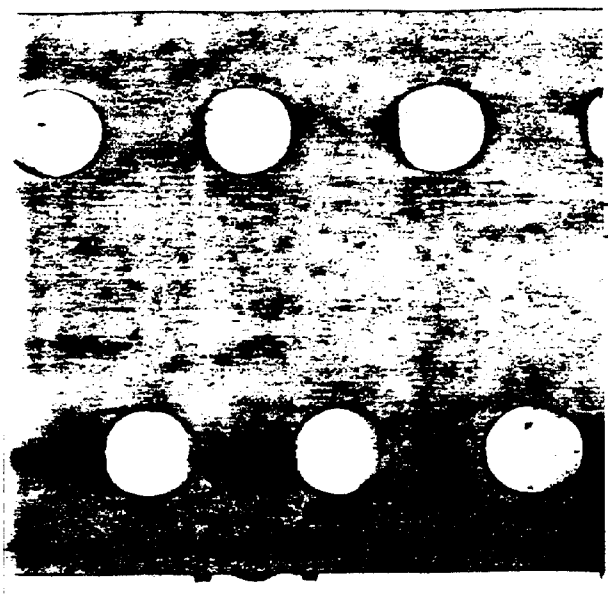
RECEIVED OF _____

FOR _____

BOOK 9360 PAGE 75

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 115500.00
CON TX 427.35
PRFEE 1.00
WDEED 8.00
TOTAL 436.35
CHECK 436.35

05/31/94 01 09:00 0001 1579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55137
IDENTIF. ↑ REFERENCE

94 MAY 31 AM 9:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 796545