PREPARED BY (Address Redacted):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35454)
Dav. Co. File: [redacted]

File Box #7 - SATURN
32178

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 97500.00

Affiant

Sworn and subscribed before me this 22nd day of July, 1994.

Notary Public

My Comm. Expires: 1/22/95

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Brian A. Joiner Amy T. Joiner 685 Piccadilly Row Antioch, Tennessee 37013	Countrywide Funding Corporation	149-2B-2

1485 07/27 0101 03CHECK 369.75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Anthony Mira and spouse, Annette Louise Mira,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian A. Joiner and spouse, Amy T. Joiner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 61 on the plan of Piccadilly Square, Phase II, of recordin Book 6250, Pages 92-94, Register's Office for said County.

SAID Lot No. 61 fronts 68.23 feet on the northwesterly margin of Piccadilly Row And extends back 83.24 feet on the northeasterly line and 151.57 feet on the southwesterly line to a dead line in the rear, measuring 96.56 feet thereon.

BEING the same property conveyed to Josepth Anthony Mira and spouse, Annette Louise Mira, by deed from Centex Homes Corporation, a Nevada Corporation of record in Book 7059, Page 869, and re-recorded in Book 7095, Page 823, Register's Office for Davidson County, Tennessee.

SUBJECT to Declaration of Covenants and Restrictions, embracing uses, assessments, liens, easements, partywalls, obligations, burdens and other undertakings, Articles of Incorporation of Piccadilly Square Homeowner's Associations, By-Laws of the Association, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area 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. Ammendments 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. Amendments to Declaration of Covenants and Restrictions of record in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, re-recorded in Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, Book 6830, Page 739, all in the Register's Office for Davidson County, Tennessee.

This is improved property, known as: 685 Piccadilly Row, Antioch, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of July, 1994.

Joseph Anthony Mira
Joseph Anthony Mira

Annette Louise Mira
Annette Louise Mira

State of Tennessee
County of Davidson

On this 22nd day of July, 1994, before me the undersigned authority, personally appeared **Joseph Anthony Mira** and **Annette Louise Mira**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY KILGORE IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/16/95

My Commission Expires:

Notary Public

75306

IDENTIF. ↑ REFERENCE

94 JUL 27 PM 3:01

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9415 PAGE 129





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

RECEIVED OF _____

FOR _____

BOOK 9419 PAGE 130

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 97500.00
				CON TX 360.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 369.75
				CHECK 369.75
07/27/94	01			15:01 0001 1485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75306
IDENTIF. & REFERENCE

94 JUL 27 PM 3:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 818042