BOOK 9649 PG 481

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 95

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deloris J. Kennedy	Owner	142-2-B
(NAME) 640 Piccadilly Row	(NAME)	20
(ADDRESS) Antioch, TN 37013	(ADDRESS)	2DX07740
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles M. Bay and wife, Melissa F. Bay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deloris J. Kennedy, 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:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93 & 94, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles M. Bay and wife, Melissa F. Bay by deed of record in Book 7940, Page 217, Register's Office for Davidson County, Tennessee.

This lot is part of a planned unit development and subject to the declaration of covenants, by-laws, conditions and restrictions of record in Book 6236, Page 680-733, Book 6295, page 503, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, Book 6295, page 596, Book 6295, page 602, Book 6300, page 409, Book 6300, page 423, Book 6300, page 431, Book 6300, page 439, Book 6306, page 833, Book 6496, page 100, Book 6496, page 114, Book 6496, page 107, Book 6518, page 184, Book 6518, page 190, said Register's Office.

53034

FOR REGISTRATION & REFERENCE
95 APR 19 PM 1:34

This is unimproved ( ) or improved (XX) property, known as 640 Piccadilly Row, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 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 17th day of April 1995

Charles M. Bay

Melissa F. Bay

DCTN01WC

BOOK 9649 PG 482

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Bay and wife, Melissa F. Bay

the bargainor s, with whom I am personally acquainted or 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 Antioch, Tennessee, this 17th day of April 19 95

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

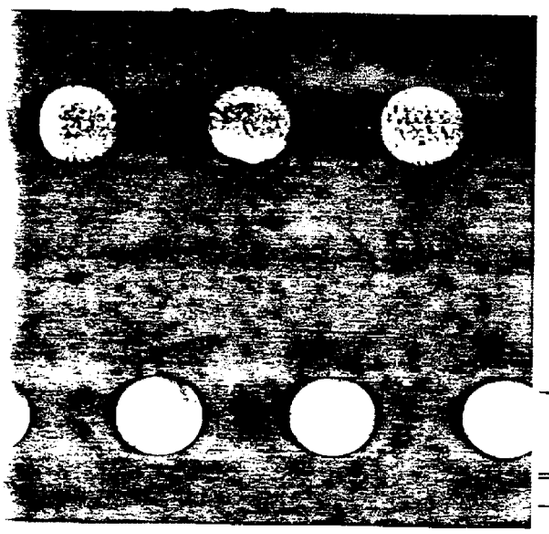
My commission expires _____

Notary Public

93 APR 19 AM 10:31 DAVIDSON

452.63

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 9649 PG 483

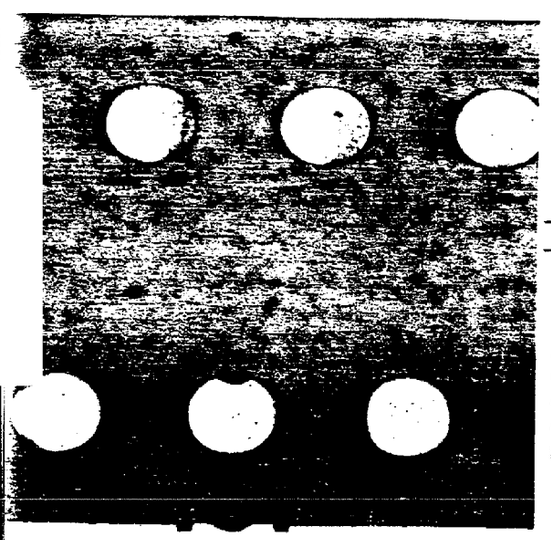
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
119900.00
CON TX 443.63
PRFEE 1.00
WDEED 8.00
TOTAL 452.63
CHECK 452.63

04/19/95 01 13:33 0001 2493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



53034
IDENTIF. # REFERENCE

95 APR 19 PM 1:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 901960