SUB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9682 PG 167

ADDRESS NEW OWNER:
Terry D. Brearley and Charlotte S. Brearley
4648 Billingsgate Road
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P.O. Box 35140
Louisville, KY 40232

MAP AND PARCEL:

MAP	149-1
GROUP	B
PARCEL	99

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, I, Marilyn G. Putnam,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Terry D. Brearley and wife, Charlotte S. Brearley, 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. 240, on the Final P.U.D. Plan of Phase III, Piccadilly Square, of record in Book 6250, pages 892, 893 and 894, as amended by instrument of record in Book 7255, page 565, 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 Marilyn G. Putnam,an unmarried person by deed from Roussel Construction Co., Inc., as of record in Book 7254, page 550, Register's Office for Davidson County, Tennessee.

This is improved property known as 4648 Billingsgate Road, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Metropolitan Government for 1995 property taxes and subsequent years thereafter.
2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6186, page 238, and in Book 6251, page 616, said Register's Office.
3. Utility Easement contained in instrument of record in Book 6298, page 491, said Register's Office.
4. Conveyance of sewer mains of record in Book 6530, page 819, Book 6530, page 823, Book 6846, page 653 and in Book 7748, page 432, said Register's Office.
5. Conveyance of water mains of record in Book 6846, page 606 and in Book 7748, page 478, said Register's Office.

6. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7883, page 280, said Register's Office.
7. Storm water detention agreement of record in Book 6782, page 518, said Register's Office.
8. All matters as shown on the plan of record in Book 6250, pages 892, 893 and 894, as amended in Book 7255, page 565, said Register's Office.
9. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Piccadilly Square, a Planned Unit Development, of record in Book 6236, page 683, as amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, as re-recorded 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, said Register's Office.
10. Document of Clarification of record in Book 6830, page 739, said Register's Office.
11. By-Laws of Piccadilly Square Homeowners Association of record in Book 6236, page 708, as amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588 and in Book 6300, page 431, said Register's Office.
12. Articles of Incorporation of Piccadilly Square Homeowners Association, of record in Book 6236, page 703, as amended in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564 and in Book 6300, page 423, said Register's Office.
13. Information Brochure for Piccadilly Square Homeowners Association of record in Book 6236, page 726, as amended in Book 6295, page 596, Book 6295, page 602 and in Book 6300, page 439, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terry D. Brearley and wife, Charlotte S. Brearley, their heirs and assigns, forever; and I, Marilyn G. Putnam,an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 25th day of May, 1995.

BOOK 9682 PG 169

Marilyn G. Putnam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marilyn G. Putnam,an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

R. A. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 114,500.00.

AFFIANT

Subscribed and sworn to before me this 25th day of May, 1995.

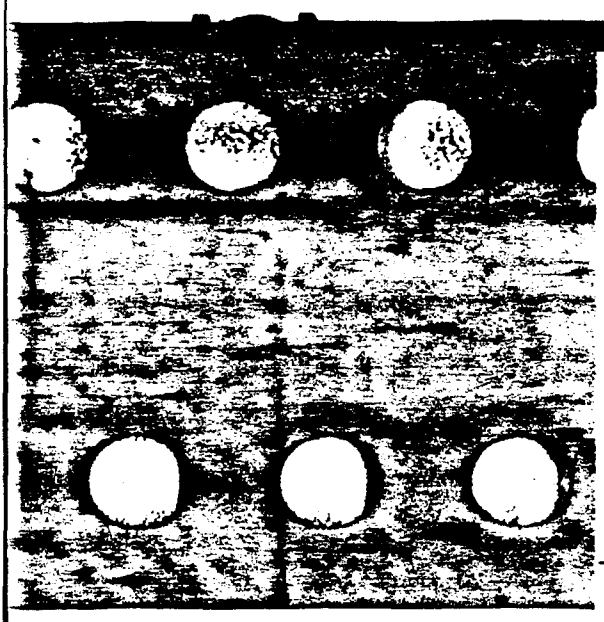
R. A. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

4853 05/26 0101 03CHECK 436.65

00642 47
IDENTIF. ↑ REFERENCE

95 MAY 26 AM 11:02
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

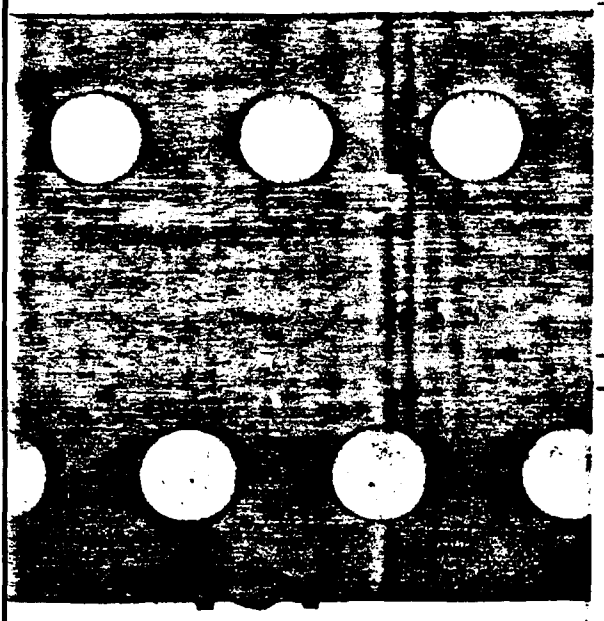
FOR _____

BOOK 9682 PG 170

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	
				114500.00
			CON TX	423.65
			[illegible]	1.00
			MTGFEE	12.00
			TOTAL	436.65
			CHECK	436.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00642 47
IDENTIF. ↑ REFERENCE

95 MAY 26 AM 11:02

REGISTER
DAVIDSON COUNTY, TN.

05/26/95 01 11:06 0001 4853

No. 914184