| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Debra S. Crawford | Countrywide Funding Corporation | MAP and PARCEL |
| | Attn: Tax Dept. | |
| 605 Cavendish Court | 400 Countrywide Way #SV-31 | 149-1-B-33CO |
| Antioch, TN 37013 | Simi Valley, CA 93065 | |

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

# WARRANTY DEED

BOOK 9836 PG 275

**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, **Douglas A. Gilbert and Beverly A. Gilbert, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Debra S. Crawford, 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. 304 on the Plan of Piccadilly Square, Phase III, of record in Book 6250, Pages 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**BEING the same property conveyed to Douglas A. Gilbert and wife, Beverly A. Gilbert by warranty deed from Ronald C. Cates and wife, Tresa Cates of record in Book 9171, Page 716, Register's Office, Davidson County, Tennessee.**

**This is property with a common address of 605 Cavendish Court, Antioch, TN 37013.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being transferred in escrow; 2) The Plan of Record in Book 6250, Pages 892-894, 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; 13) Deed of Trust executed by Douglas A. Gilbert and wife, Beverly A. Gilbert to David R. Wilson, Trustee of record in Book 9171, Page 720, dated November 23, 1993, and secured to Mortgage Service America Co. in the principal amount of $94,250.00.**

**It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.**

[ STATE OF TENNESSEE
[ COUNTY OF DAVIDSON
[ The actual consideration or value, whichever is greater for this
[ transfer is $114,964.84
[
[ Affiant
[ Subscribed and sworn before me this 20th day of October, 1995.
[
[ My Notary Public
[ My Commission Expires: 1/23/97

**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 **20th** day of **October, 1995.**

**Douglas A. Gilbert**

**Beverly A. Gilbert**

**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 **Douglas A. Gilbert and Beverly A. Gilbert, 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 **20th** day of **October, 1995.**

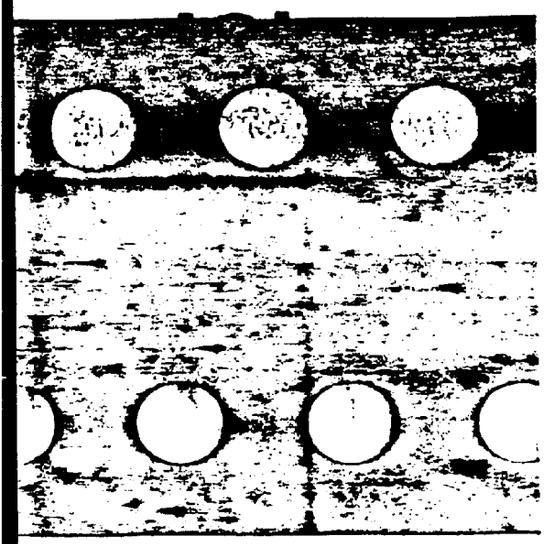
**Notary Public**
**My Commission Expires:**

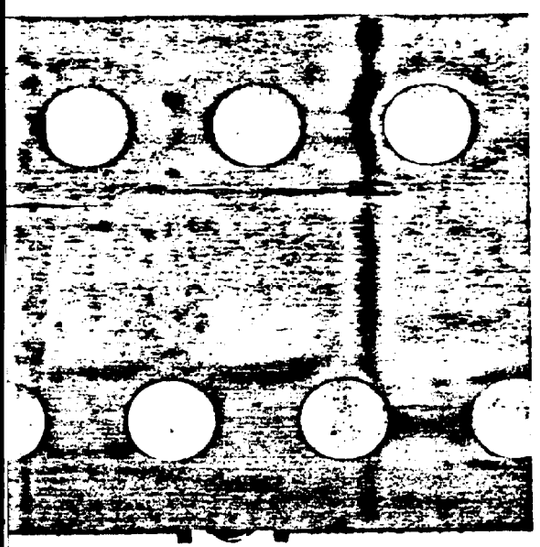
File No. 9510-380

1077 10/24 0101 03CHECK 434.50

95 OCT 24 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0115261
IDENTIFICATION REFERENCE





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9836 PG 277

| | | |
|---|---|---|
| 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
114964.84
CON TX 425.50
PRFEE 1.00
MTGFEE 8.00
TOTAL 434.50
CHECK 434.50

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

10/24/95 01 09:45 0001 0077

IDENTIFICATION REFERENCE 01152611

95 OCT 24 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 968766