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

ADDRESS NEW OWNER:
Joseph Howard Gilmore III and
Julie Hart Gilmore
955 Strand Fleet Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Citicorp Mortgage, Inc.
P.O. Box 790029
St. Louis, Missouri 63179-0029

MAP AND PARCEL:
MAP 149-2
GROUP B
PARCEL 155 CO

WARRANTY DEED

BOOK 9893 PG 107

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, we, Leigh Sanders Smith (formerly Leigh S. Felzien) and husband Bret Y. Smith and Mary Jo Sanders and husband Rudy E. Sanders, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph Howard Gilmore, III and wife, Julie Hart Gilmore, 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. 190 B on the Plan of Zone Lot Division Lots 187 and 191 and 193 through 195 Piccadilly Square, Phase II, of record in Book 6900, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Leigh S. Felzien and Mary Jo Sanders, both married persons, by deed from Roger w. Dixon and wife, Sandra Dixon, of record in Book 7979, page 672, Register's Office for Davidson County, Tennessee. The said Leigh S. Felzien has since married and now known as Leigh Sanders Smith.

This is improved property known as 955 Strand Fleet Drive, 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. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 6236, page 683, and Amendments to Declaration of Covenants, Conditions 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 and Book 6518, page 190, Register's Office for Davidson County, Tennessee. BOOK 9893 PG 108

3. Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association, of record in Book 6295, page 548; Book 6295, page 556; Book 6295, page 564 and Book 6300, page 423, all in the Register's Office for Davidson County, Tennessee.
4. Amendments to By-Laws of Piccadilly Square Homeowners Association of record in Book 6295, page 572; Book 6295, page 580; Book 6295, page 588; Book 6300, page 431, all in the Register's Office for Davidson County, Tennessee.
5. Amendments to Information Brochure for Piccadilly Square Homeowners Association of record in Book 6295, page 596; Book 6295, page 602 and Book 6300, page 439, all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Howard Gilmore, III and wife, Julie Hart Gilmore, their heirs and assigns, forever; and we, Leigh Sanders Smith (formerly Leigh S. Felzien) and husband Bret Y. Smith and Mary Jo Sanders and husband Rudy E. Sanders, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of December, 1995.

Leigh S. Smith

Leigh Sanders Smith (formerly Leigh S. Felzien)

Bret Y. Smith

Bret Y. Smith

Mary Jo Sanders

Mary Jo Sanders

Rudy E. Sanders

Rudy E. Sanders

95 DEC 19 PM 1:40

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION ... ENCE

01335560

257.23 TAX 0.00 TRANSFER 0.00 RECORDING 257.23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leigh Sanders Smith (formerly Leigh S. Felzien) and husband Bret Y. Smith and Mary Jo Sanders and husband Rudy E. Sanders, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 5-5-99

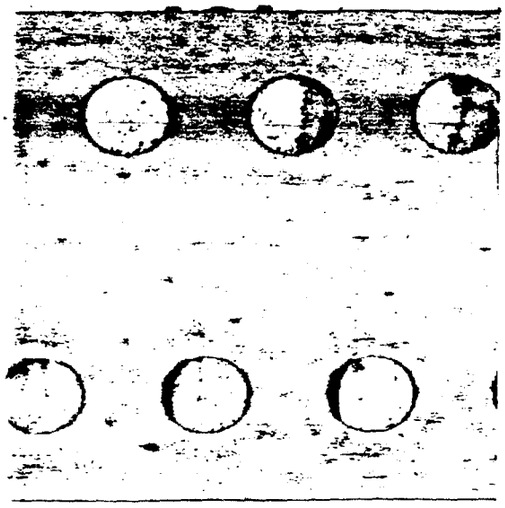
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

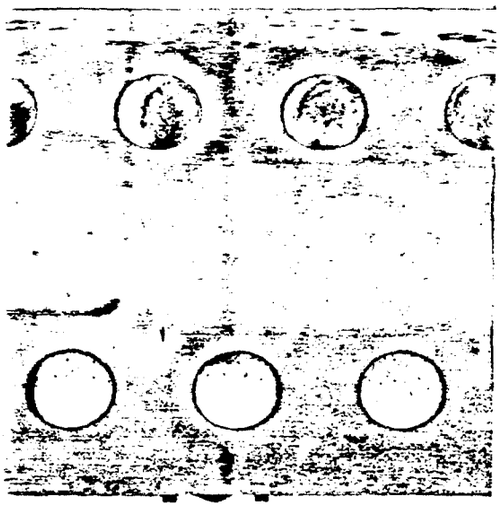
The actual value or consideration, whichever is greater, for this transfer is $ 66,007.59

Julie Hart Moore
AFFIANT

Subscribed and sworn to before me
this 15th day of December, 1995.

NOTARY PUBLIC
My Commission Expires: 5-5-99





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

RECEIVED OF _____

FOR _____

BOOK 9893 PG 110

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	66007.59
CON TX	244.23
PRFEE	1.00
WDEED	12.00
TOTAL	257.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 257.23

12/17/95 01 13:40 0001 9935

0133560
IDENTIFICATION REFERENCE

95 DEC 19 PM 1:40

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

No. 988358