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

BOOK 9926 PG 131

ADDRESS NEW OWNER:
Leigh S. Smith and Bret Y. Smith
852 Bishopgate Road
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 149-2
GROUP B
PARCEL 86 CO

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, Robert B. Koert, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Leigh S. Smith and husband,Bret Y. Smith, 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. 206 on the Plan of Piccadilly Square Subdivision, Phase II, of record in Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert B. Koert, an unmarried person by deed from Elizabeth Wilson Dollar, now known as Elizabeth Linden Wilson, as of record in Book 8504, page 34, Register's Office for Davidson County, Tennessee.

This is improved property known as 852 Bishopgate 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. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Declaration of Covenants, Conditions and Restrictions, By-Laws, Articles of Incorporation and Information Brochure of record in Book 6236, pages 683-733; Book 6295, pages 506-602; Book 6300, pages 409-439; Book 6306, page 833; Book 6496, pages 100-114 and Book 6518, pages 184 and 190, said Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Book 6250, pages 92, 93 and 94, in said Register's Office.
4. Sanitary sewer and/or storm drainage easement of record in Book 6186, page 238; Book 6251, page 616; Book 6298, page 491 and Book 6530, page 823, in said Register's Office.

5. 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.
6. Conveyance of water mains of record in Book 6846, page 606 and in Book 7748, page 478, said Register's Office.
7. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7883, page 280, said Register's Office.
8. Storm water detention agreement of record in Book 6782, page 518, said Register's Office.
9. Document of Clarification of record in Book 6830, page 739, said Register's Office.
10. Title to that portion of Common Area used as cemetary as set forth in Book 854, page 73, said Register's Office.
11. Additional Open Space of record in Book 6496, page 99, said Register's Office.
12. Conveyance of Open Space to Piccadilly Square Homeowners' Association, a Tennessee corporation, of record in Book 7778, page 366, said Register's Office.
13. Charter for Piccadilly Homeowners Association of record in Book 7288, page 963, said Register's Office.

BOOK 9926 PG 132

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leigh S. Smith and husband,Bret Y. Smith, their heirs and assigns, forever; and I, Robert B. Koert, 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 15th day of December, 1995.

Robert B. Koert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert B. Koert, 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 he 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: Nov 26, 1996

DAVIDSON COUNTY, TENN.

BOOK 9926 PG 133

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 109,500.00.

AFFIANT

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

0738 01/24 0101 03CHECK 418.15

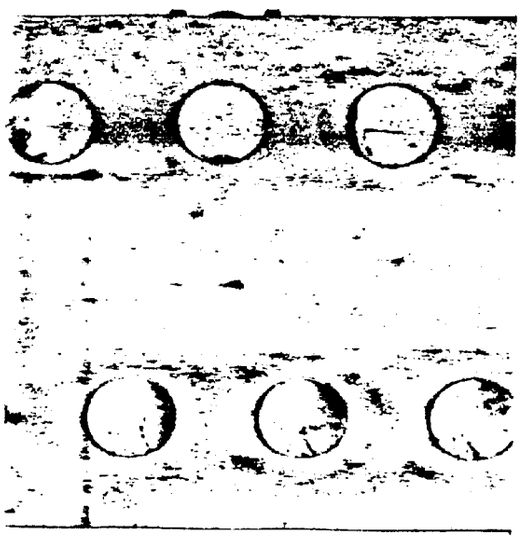
NOTARY PUBLIC
My Commission Expires: Nov 26, 1996

DAVIDSON COUNTY, TENN.

0143606
IDENTIF. ▲ REFERENCE

96 JAN 24 AM 11:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

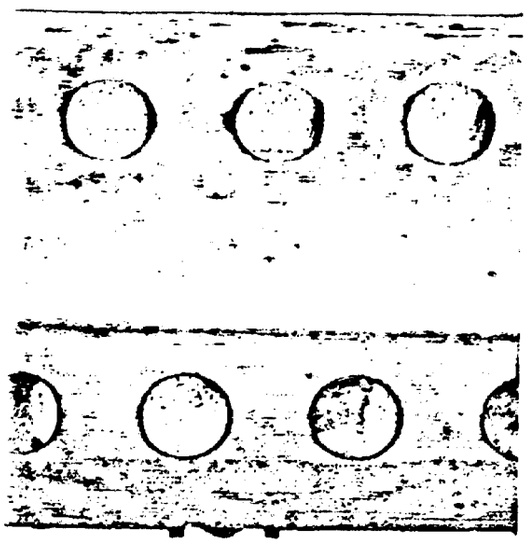
RECEIVED OF _____

FOR _____

BOOK 9926 PG 134

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 109500.00
CON TX 405.15
PRFEE 1.00
WDEED 12.00
TOTAL 418.15
CHECK 418.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0738

0143606
IDENTIFICATION REFERENCE

96 JAN 24 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999011