WARRANTY DEED

BOOK 10339 PG 506

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: 7/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Vincent A. Petrus (NAME)	MCKENZIE BANKING COMPANY (NAME)	MAP 149-1B
512 Eversholt Court (ADDRESS)	1137 EAST WOOD ST., P.O. BOX 941 (ADDRESS)	PARCEL 28CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	PARIS, TN 38242 (CITY) (STATE) (ZIP)	2DX7531

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. David R. Neely and wife, Linda K. Neely

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincent A. Petrus and Brenda C. Taylor, husband and wife

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. 309 on the Plan of Phase III, Piccadilly Square, as of record in Plat Book 6250, pages 892, 893, & 894, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to David R. Neely and wife, Linda K. Neely by deed from John Francis Williams and wife, Jane Litwin Williams of record in Book 9249, page 763, Register's Office for Davidson County, TN.

Subject to 1) Easements of record in Book 6186, page 238; Book 6251, page 616; Book 6530, page 819; Book 6530, page 823; Book 6846, page 606; Book 6846, page 653; and Book 6298, page 491; 2) Dedication of common area of record in Book 6236, page 680, corrected in Book 6295, page 503; 3) Storm Water Detention Agreement in Book 6782, page 518; 4) Charter of Incorporation of Piccadilly Square Homeowner's Association of record in Book 7288, page 963; 5) Declaration of Covenants, Conditions and Restrictions of record in Book 6236, page 683, amended in Book 6295, pages 506, 520, 534, 548, 556, 564, 572, 580, 588, 596 and 602; Book 6300, pages 423, 431, 439 and 409, re-recorded in Book 6306, page 833 and Book 6496, pages 100, 107 and 114; and Book 6518, pages 184 and 190, clarified in Book 6830, page 739; 6) Conveyance of open space of record in Book 6496, page 99, said Register's Office.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 512 Eversholt Court, 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 hand s this 31st day of January 19 97

David R. Neely by Patrick L. Thornton, atty in fact
David R. Neely By Patrick L. Thornton by Power of Attorney recorded simultaneous herewith

Linda K. Neely by Patrick L. Thornton, atty in fact
Linda K. Neely By Patrick L. Thornton By Power of Attorney recorded simultaneous herewith

BOOK 10339 PG 507

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this ____ _____ day of _____ 19_____ .

Commission expires _____ _____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 31, 1997 before me personally appeared Patrick L. Thornton to me known to be the person who executed the foregoing instrument in behalf of David R. Neely and Linda K. Neely and acknowledged that he executed same as the free act and deed of said David R. Neely and Linda K. Neely for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1997.

My Commission Expires:

07/26/97

Notary Public

*** LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1997 are prorated and assumed by the Grantees herein.

The legal description is the same as the previous deed of record.

0270038

IDENTIFICATION REFERENCE

97 FEB -4 PM 2:48

REGISTER
DAVIDSON COUNTY, TN.

3073 02/04 0101 03CHECK 475.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

From 18339-508

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 125950.00

CON TX 466.02

PRFEE 1.00

WDEED 8.00

TOTAL 475.02

CHECK 475.02

02/04/97 01 14:49 0001 3073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02270038

IDENTIF. & REFERENCE

97 FEB -4 PM 2:49

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1113588