Box 17

BOOK 10470 PG 625

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Mary L Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF May 19 97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A Bailey
Notary Public

MY COMMISSION EXPIRES: 10/22/97
(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
Mary L. Thompson (NAME)	Franklin American Mortgage Co. (NAME)	MAP 149-1-B
704 Leadenhall Court (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 53
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	2DX7556

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, Jill Gold Orr and husband, Steve Orr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary L. Thompson

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. 284 on the Plan of Piccadilly Square, Phase 3, of record in Plat Book 6250, page 892 thru 894, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jill Gold by deed from Barbara G. Marthal FKA Barbara M. Wingfield of record in Book 9277, page 239, Register's Office for Davidson County, TN. The said Jill Gold having since married and now being Jill Gold Orr. Steve Orr joins in this conveyance to convey any interest he may have as the husband of Jill Gold Orr.

Subject to Declaration of Covenants and Restrictions, Articles of Incorporation of Piccadilly Square Homeowners Association, By-Laws of the Association, Master Deed, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, as as made, provided and set out in instrument of record in Book 6236, pages 680 through 733, both inclusive, said Register's Office. Subject to Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association of record in Book 6295, page 548, et seq; Book 6295, page 556, et seq; Book 6295, page 564, et seq; and Book 6300, page 423, et seq., Amendments to By-Laws of Piccadilly Square Homeowners Association of record in Book 6295, page 572, et

CONTINUED

unimproved ( )
This is improved (X) property, known as 704 Leadenhall 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 28th day of May 19 97

Jill Gold Orr by Brenda Wilson Lowery, Atty-in-Fact
Jill Gold Orr

Steve Orr by Brenda Wilson Lowery, Atty-in-Fact
Steve Orr

both by Brenda Wilson Lowery by Power of Attorney recorded simultaneous herewith.

BOOK 10470 PG 626

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 May 28, 1997, before me personally appeared Brenda Wilson Lowery to me known to be the person who executed the foregoing instrument in behalf of Jill Gold Orr and Steve Orr and acknowledged that she executed same as the free act and deed of said Jill Gold Orr and Steve Orr for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 1997.

My Commission Expires:

11/22/97

LAURA A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

seq; Book 6295, page 580, et seq; Book 6295, page 588, et seq; and Book 6300, page 431, et seq., Amendments to Information Brochure of record in Book 6295, page 596, et seq; and Book 6295, page 602, et seq., and Book 6300, page 439, et seq., Amendments to Declaration of Covenants and Restrictions of record in Book 6295, page 506, et seq, Book 6295, page 520, et seq; Book 6295, page 534, et seq; and Book 6300, page 409, et seq; re-recorded in Book 6306, page 833, et seq., Book 6496, page 100, et seq., Book 6496, page 107, et seq., Book 6496, page 114, et seq; Book 6518, page 184, et seq., and Book 6518, page 190, et seq.; and Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, page 503, et seq.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

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

0309626

IDENTIFICATION/REFERENCE

97 MAY 29 AM 11:41

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

6259 05/29 0101 03CHECK 449.60

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

RECEIVED OF _____

FOR _____

BOOK 10470 PG 628

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 118000.00
CON TX 436.60
PRFEE 1.00
WDEED 12.00
TOTAL 449.60
CHECK 449.60

05/29/97 01 11:47 0001 6259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0309626
IDENTIFICATION REFERENCE

97 MAY 29 AM 11:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 115624