53

BOOK 10564 PG 605

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC (LARGE) DONNA R. BARRETT JR. WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan A. Reina (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 149-2B
820 Bishopsgate Road (ADDRESS)	2059 Northlake Parkway (ADDRESS)	Parcel 78
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	

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, Dennis N. Micucci and wife, Carmenann Micucci

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan A. Reina and wife, Aura L. Reina

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. 214 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93 and 94, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dennis N. Micucci and wife, Carmenann Micucci by deed from Centex Homes Enterprises, Inc., a Nevada Corporation, of record in Book 6930, page 794, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Restrictive covenants contained in an instrument of record in Book 6236, page 680 through 733; amendments to By-Laws of Piccadilly Square Homeowners Association of record in Book 6295, page 572, Book 6295, page 580, and Book 6295, page 588; Amendments to Declaration of Covenants 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 6513, page 184, Book 6518, page 190 and Book 6830, page 739, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 820 Bishopsgate Road, Antioch, Tennessee 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 6th day of August 19 97

Dennis N. Micucci by Carmenann Micucci Attorney for

Dennis N. Micucci

Carmenann Micucci

Carmenann Micucci

BOOK 10564 PG 606

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

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 Franklin, Tennessee, this 6th day of August 19 97.

Commission expires 11-30-97

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

LEGAL DESCRIPTION CONTINUATION

The Plan of record in Book 6250, page 92, 93, 94 and amended in Book 6546,, page 60 and Book 6608, page 8, said Register's Office, which shows a 30 foot minimum building setback line from Cadogan Way along with a building envelope and a 10 foot easement for public utility and drainage purposes along the broken rear line of said lot, and a 10 foot water and sewer easement along the southerly side line of said lot and 2.5 x 30 foot utility anchor easements located on both fron corners of said lot.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carmenann Micucci with whom I am personally acquainted and who acknowledged she is the Attorney-in-fact of Dennis N. Mucucci and is authorized by Dennis N. Mucucci to execute this instrument on his behalf.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of August, 1997.

Notary Public

My commission expires:

11-30-97

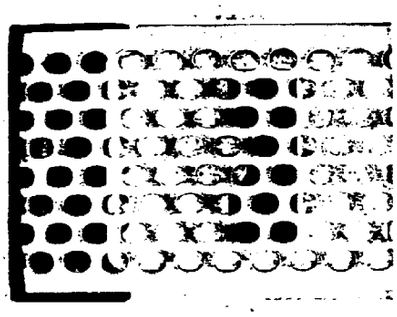
5494 08/11 0101 03CHECK 440.05

97 AUG 11 PM 12:59

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

03363U9



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

RECEIVED OF _____

FOR _____

BOOK 10564 PG 607

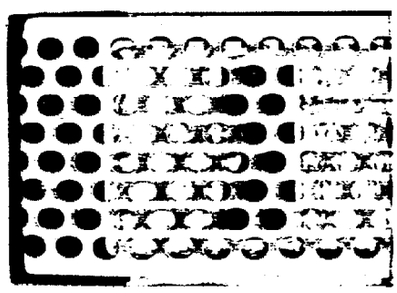
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
116500.00
CON TX 431.05
PRFEE 1.00
WDEED 8.00
TOTAL 440.05
CHECK 440.05

08/11/97 01 13:00 0001 5494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0336309
IDENTIF. ↑ REFERENCE

97 AUG 11 PM 12:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1185073