Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March, 19 98

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Myers	**ROGER D. MYERS**	149-2-B-79.00CO
(NAME)	(NAME)	
824 Bishopsgate Road	**945 FOREST ACRES COURT**	02DX-07799
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**NASHVILLE, TN 37220**	
(CITY) (STATE) (ZIP)	(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, Billy W. Hosea and wife, Madeleine C. Hosea

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger D. Myers, a married person

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, TN, BEING Lot No. 213 on the Planned Unit Development of Phase II, Piccadilly Square, of record in Plat Book 6250, page 92, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William Jeffrey Hosea, an unmarried person, by deed from Billy W. Hosea and wife, Madeleine C. Hosea, of record in Book 8014, Page 207, Register's Office for Davidson County, Tennessee. The said William Jeffrey Hosea having since died intestate, unmarried and the property is now vested in Billy W. Hosea and wife, Madeline C. Hosea, the heirs at law.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6250, page 92; Declaration of Covenants, Conditions, and Restrictions of record in Book 6236, page 684, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6295, page 548, Book 6295, page 556, Book 6300, page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190; By-Laws of Piccadilly Square in Book 6236, page 708, as amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588, Book 6300, page 431; Charter of record in Book 7288, page 963; Articles of Incorporation in Book 6236, page 703, as amended in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 423, and Book 7288, page 964; Information Brochure in Book 6236, page 726, amendment in Book 6295, page 596, Book 6295, page 602, Book 6300, page 439; Restrictive Covenants of record in Book 6236, page 730; Declaration

CONTINUED

unimproved ( )
This is improved (X) property, known as 824 Bishopsgate Road, 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 March 19 98

Billy W. Hosea

Billy W. Hosea

Madeleine C. Hosea

Madeleine C. Hosea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10865 PG 810

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy W. Hosea and wife, Madeleine C. Hosea

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 31st day of March 19 98.

Commission expires 2/27/99

JACQUE L. FREEZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires March 27, 1999

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

4020 04/01 0101 02CHECK 345.00

WARRANTY DEED

FROM

Billy W. Hosea and wife,
Madeleine C. Hosea

TO

Roger D. Myers

98 APR -1 PM 2:34

CLERK & MASTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

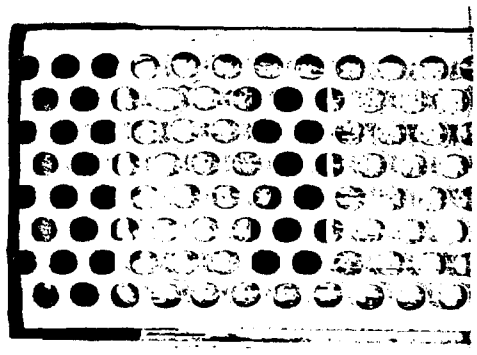
04 19883

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

of Restrictive Covenants in Book 6355, page 322; Additional Open Space in Book 6496, page 99; Document of Clarification in Book 6830, page 739; Conveyance to Metropolitan Government in Book 6530, page 819 and 823, Book 6846, page 606 and 653; Book 7389, page 189, Book 7389, page 213; Agreement for dedication of easement for sanitary sewers in Book 6186, page 238, Book 6251, page 616 and Book 6298, page 491; One-Half Acre for graveyard in Book 843, page 73; Storm Water Detention Agreement in Book 6782, page 518; Easements in Book 6251, page 238, Book 6546, page 653, Book 7158, page 84; and easement for flow of creek; Deed of Conveyance for sewer line in Book 7748, page 432, Book 7748, page 748; all of record in the Register's Office for Davidson County, Tennessee.



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

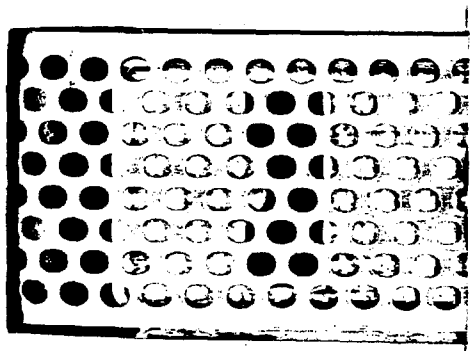
RECEIVED OF _____

FOR _____

BOOK 10865 PG 812

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



04 19883
IDENTIF. & REFERENCE

98 APR -1 PM 2:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

CAMT 95400.00
CON TX 352.98
PRFEE 1.00
WDEED 12.00
TOTAL 365.98
CHECK 365.98

04/01/98 01 14:36 0001 4020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1274283