Box 17

BOOK 11582 PAGE 158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Harold Richardson Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF July 1999

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES 11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC (AFFIX SEAL)

DAVIDSON COUNTY, TENN. LARGE

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
Harold Richardson, Jr. (NAME)	Guaranty Trust Company (NAME)	MAP 149-2B
909 Strand Fleet Drive (ADDRESS)	640 Broadmor Blvd., Suite 100 (ADDRESS)	PARCEL 113
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Theodore Dennis Filonuk and wife, Barbara V. Filonuk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Richardson, Jr.

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

Being the same property conveyed to Theodore Dennis Filonuk and wife, Barbara V. Filonuk by deed from Centex Homes Corporation, a Nevada corporation of record in Book 7158, page 150, Register's Office for Davidson County, TN.

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 683 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 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,

CONTINUED

unimproved ( )
This is improved (X) property, known as 909 Strand Fleet Drive, 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 19th day of July, 1999

Theodore Dennis Filonuk
Theodore Dennis Filonuk

Barbara V. Filonuk
Barbara V. Filonuk

07/23/99 02:02PM 410.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore Dennis Filonuk and wife, Barbara V. Filonuk

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 Nashville, Tennessee, this 19th day of July 1999.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

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

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 _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

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., Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, page 503, et seq.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6250, page 92-94, said Register's Office.

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

06 14295
IDENTIF. & REFERENCE
99 JUL 21 PM 1:31

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11582 PAGE 160

06114295

IDENTIFICATION & REFERENCE

99 JUL 21 PM 1:31

CAMT
105000.00
CON TX 399.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 410.60
CHECK 410.60

07/21/99 01 13:35 0001 5289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493592