File Box #24

BOOK 11762 PAGE 613

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Anita D Black
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 1999

Denise Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita D. Black	GMAC Mortgage Corporation	MAP 149, GP. 1B
(NAME)	(NAME)	
713 Leadenhall Court	100 Witmer Road, P.O. Box 963	PARCEL 46.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Horsham, PA 19044-0963	2DX07549
(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, Jeanie Gordon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anita D. Black, unmarried

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:

BEING Lot 291, Final P.U.D. Plan, Phase III, Piccadilly Square, of record in Book 6250, Pages 892-894, Register's Office, Davidson County, Tennessee.

This lot is part of a planned unit development and is conveyed 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, all as made, provided and set out in instrument of record in Book 6236, Pages 683 thru 733, both inclusive, said Register's Office. This lot is also conveyed 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 Piccaddilly 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, 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

CONTINUED

unimproved ( )
This is improved (X) property, known as 713 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 my hand this 29th day of November 1999

Jeanie Gordon
Jeanie Gordon

12/01 0101 03CHECK 519.75

99 DEC -1 AM 9:31
BILL GARRELL REGISTER
DAVIDSON COUNTY, TN.

CROSS REFERENCE

06624456

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 Jeanie Gordon, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of November 1999.

Commission expires 1-26-2002

_____
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 _____ _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

114, et seq; Book 6518, Page 184, et seq; and Book 6518, Page 190, et seq; Restrictive Covenants of record in Book 6900, Page 14; Deed of Correction of Piccadilly Square Homeowners Association of record in Book 6295, Page 503; Document of Clarification of record in Book 6830, Page 739; Conveyance of Common Area in Book 6496, Page 99; Declaration of Restrictive Covenants of record in Book 6355, Page 322; Articles of Incorporation in Book 7288, Page 963; One-half acre reserved for graveyard of record in Book 854, Page 73; Storm Water Detention Agreement of record in Book 6782, Page 518; Deed to Piccadilly Square Homeowners Association in Book 7778, Page 366; the Plan of record in Book 6250, Pages 892-894, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeanie C. Gordon, unmarried by deed from Richard A. Wild and Gary D. Henderson, both unmarried of record in Book 9237, Page 178, re-recorded to Jeanie Gordon in Book 11751, Page 972, and to Wilma Jean Gordon by Quitclaim Deed from Ronnie Stacey of record in Book 11741, Page 711, Register's Office, Davidson County, Tennessee. Wilma Jean Gordon, Jeanie C. Gordon, and Jeanie Gordon is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to public utility & drainage easement, utility anchor easement, and minimum building setback lines of record in Book 6250, Pages 892-894, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11762 PAGE 615

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

0662456

REFERENCE

99 DEC -1 AM 9:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
137500.00
CON TX 508.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 519.75
CHECK 519.75

12/01/99 01 09:31 0001 6738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544344