File: Box 13

7158

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Carmella R. Hodges
700 Knights Bridge Way
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

Instr:200007180070929 Page: 1 OF 2
REC'D FOR REC 07/18/2000 1:59:59PM
RECORD FEE: $11.00
ST. TAX: $0.00 T. TAX: $386.65

MORTGAGEE:
SunTrust Mortgage, Inc.
1 Park Place, N.E.
Atlanta, GA 30303

MAP AND PARCEL:
MAP 149-2B
PARCEL 48
2DX-07768

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mark Hamilton and wife, Diane Knapp Hamilton hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carmella R. Hodges, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 147, on the Plan of Picadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Mark Hamilton, by deed from Charles M. Manners and wife, Zoa Ann Manners of record in Instr. 200003030021437, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This is a Planned Unit Development and is conveyed subject to Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation and Information Brochure of record in Book 6236, Pages 683 through 733, both inclusive, amended in Book 6295, Pages 503, 506, 520, 534; Book 6300, Page 409, et seq.;re-recorded in Book 6306,Page 833, et seq.; Book 6496, Pages 100, 107, 114, et seq.; Book 6518, Pages 184, 188 and 190; Articles of Incorporation of Piccadilly Square Homeowners Association as amended in Book 6295, Page 504 et seq., Pages 548, 556, 564, et seq.; and Book 6300, Page 431, et seq.; By-Laws of the Association as amended in Book 6295, Pages 572, 580, 588 and Book 6300, page 431, et seq.; Amendments to Information Brochure of record in Book 6295, Pages 596 and 602, et seq., and Book 6300, Page 439, et seq. Charter of record in Book 7288, Page 963; Quitclaim Deeds conveying common area of record in Book 6236, Page 680 and Book 7778, Page 366; and as corrected in Book 6295, Page 503; Declaration of Restrictive Covenants of record in Book 6355, Page 322; Additional Restrictive Covenants of record in Book 6236, Page 730; Storm Water Detention Agreement of record in Book 6782, Page 518; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6186, Page 238 and Book 6251, Page 616; Utility Easement of record in Book 6298, Page 491, said Register's Office.

Taxes for 2000 have been pro-rated and assumed by Grantee(s).

Diane Knapp Hamilton joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 700 Knights Bridge Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carmella R. Hodges, unmarried, her heirs and assigns, forever;

and we, Mark Hamilton and wife, Diane Knapp Hamilton do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of June, 2000.

Mark Hamilton

Diane Knapp Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark Hamilton and Diane Knapp Hamilton, married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 5-26-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 104,500.00.

AFFIANT

Subscribed and sworn to before me this 16th day of June, 2000.

NOTARY PUBLIC
My Commission Expires: 5-26-2002