Return after recording to John T. Cook, P.C. 2927 Berry Hill Dr., Nashville, TN 37204 #14584-1

WARRANTY DEED

Prepared By:
~~Record & Return To:~~
Southern Title Services, LLC
Three Maryland Farms, STE 150

Brentwood, TN 37027

DEBORAH H. BERRY NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of October, 2001.

Notary Public

MY COMMISSION EXPIRES: 5/26/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salvador Catalan	Right Mortgage Company	149-2B
(NAME) 844 Bishopgate Road	(NAME) 106 West Hill Drive	084.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David H. Au, * ~~unmarried~~**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Salvador Catalan** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

* and wife Lisa Au

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Picadilly Square, Block A, Phase II, as of record in Plat Book 6250, Page 92, 93 and 94, Register's Office for DAVIDSON County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to David H. Au by Warranty Deed of record in Book 8791, page 692, Register's Office of 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 reocrd in Book 6236, pages 683 through 733, both inclusive; Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association as of record in Book 6295, page 548, et seq; Book 6295, page 556, et seq; Book 6295, page 564, et seq; and Book 6300m 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, page 596, 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; and, any and all matters as shown on plat of record in Plat Book 6250, page 92, 93 and 94; Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, page 238; Book 6251, page 616; Book 6298, page 491; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved( ) property, known as 844 Bishopgate 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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/our hand(s) this 31st Day of October, 2001.

Davidson County DEEDWARR
Recvd: 11/06/01 08:46 2pgs
Fees:13.00 Taxes:369.63
20011106-0121346

David H. Au

Lisa Au

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared David H. Au, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of October, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Lisa Au, who is/are known to me (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2001

Commission Expires: 1/26/05

Notary

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.