File #200360215

ROBERTA S. TATE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 01/28/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1734 S. Rutherford Blvd., Suite 101, Murfreesboro, TN 37130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureice S. Sherrill	NBC Bank	Map: 149-02-B-031.00CO
(NAME) 684 Piccadilly Row	(NAME) 115 29th Avenue South	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Nashville, TN. 37212	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, CONNIE G. CROSSLIN, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto MAUREICE S. SHERRILL, hereinafter called the GRANTEE, 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 all of Lot No. 64, on the Plan of Phase II, Piccadilly Square, as shown by plat appearing of record in Plat Book 6250, Pages 92, 93, and 94, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Connie G. Crosslin, by Warranty Deed of record in Book 8340, Page 978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6236, Page 683, amended in Book 6295, Page 506, book 6295, Page 520, Book 6295, Page 534, amended in Book 6300, Page 409, re-recorded of record in Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, and Book 6518, Page 190; By-Laws of record in Book 6236, Page 708, amended of record in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, and Book 6300, Page 431; Charter for Piccadilly Square Homeowners' Association of record in Book 7288, Page 963; Addendum to Declaration of Covenants, Conditions and Restrictions of record in Book 8083, Page 386; Information Brochure of record in Book 6236, Page 726, amended in Book 6295, Page 596, Book 6295, Page 602, and Book 6300, Page 439; Articles of Incorporation of record in Book 6236, Page 703, amended in Book 6295, Page 548, Book 6295, Page 564, Book 6295, Page 556, and Book 6300, Page 423; Easement of record in Book 7883, Page 280, and Book 10435, Page 902; Document of Clarification of record in Book 6830, Page 739; Quitclaim Deed to Homeowners' Association of record in Book 7778, Page 366, and, any and all matters shown on plat of record in Plat Book 6250, Pages 92, 93, and 94; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 684 Piccadilly Row, 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 Grantors covenant with the said GRANTEES that they 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 Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 10th day of June, 2003.

Connie G. Crosslin

Connie G. Crosslin

Davidson County DEEDWARR
Recvd: 06/18/03 15:50 2pgs
Fees:13.00 Taxes:488.40
20030618-0084406

STATE OF Tennessee

COUNTY OF Rutherford

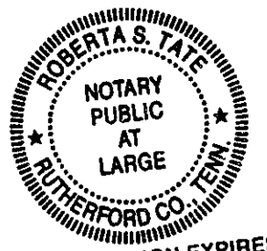
Before me, the undersigned Notary Public, personally appeared Connie G. Crosslin who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of June, 2003.

Notary Public

My Commission Expires: _____

(SEAL)



MY COMMISSION EXPIRES:
JANUARY 28, 2007

Mail After Recording To:

Southern Title Services, LLC
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130