File [redacted]20471

Davidson County DEEDWARR
Recvd: 12/01/03 11:30 2pgs
Fees:13.00 Taxes:419.95
20031201-0172420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. 10/22/05 EXP

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Isham	American Mortgage Network, Inc.	Map: 149-2-A-47
(NAME)	(NAME)	
633 Piccadilly Row	10421 Wateridge Circle, Suite 250	Parcel:
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	San Diego, CA 92121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **JAMES A. FRYER, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER ISHAM, 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:

Land in Davidson County, Tennessee, being all of Lot No. 47, on the Final P.U.D. Plan, Phase I, Piccadilly Square, as shown by plat appearing of record in Plat Book 5200, Pages 720, 721 and 722, 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 James A. Fryer, unmarried by Warranty Deed dated February 27, 1987 of record in Book 7153, Page 291, Register's Office for Davidson County, Tennessee. James Allen Fryer having since married Delinda Kay Fryer and divorced. The said Delinda Kay Fryer further conveyed her interest to James Allen Fryer by Quitclaim Deed dated June 4, 1998 of record in Book 10966, Page 323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions 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 through 733; Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association as of record in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564 and Book 6300, Page 423; Amendments to By-Laws of Piccadilly Square Homeowners' Association of record in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431; Amendments to Information Brochure of record in Book 6295, Page 596, Book 6295, Page 602, and Book 6300, Page 439; Amendments to Declaration of Covenants and Restrictions of record in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534 and Book 6300, Page 409, re-recorded 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; Deed of Correction to Piccadilly Square Homeowners' Association of record in Book 6295, Page 503; Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 238, Book 6251, Page 616 and Book 6298, Page 491; Conveyance of Common Area of record in Book 6496, Page 99; Deed of Conveyance to Metropolitan Government of record in Book 6530, Page 819 and Book 6530, Page 823; and, any and all matters shown on plat of record in Plat Book 5200, Pages 720, 721 and 722; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 633 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 25th day of November, 2003.

James A. Fryer

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared James A. Fryer who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of November, 2003.

Notary Public

My Commission Expires: _____



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064