3

BOOK 10342 PG 671

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,141.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 3-3-99

(AFFIX SEAL)

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCB-ETC-96-936

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Craig S. Cole (NAME) | Churchill Mortgage Corporation (NAME) | MAP 162-1-D |
| 624 Maple Top Drive (ADDRESS) | 761 Old Hickory Blvd., Suite 301 (ADDRESS) | PARCEL 13 |
| Antioch, Tennessee 37211 (CITY) (STATE) (ZIP) | Brentwood, Tennessee 37027 (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, Robert A. Friedmann, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig S. Cole and wife, Kelly A. Cole

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 No. 13 on the Plan of the Resubdivision of Lots 11, 12, and 13, Maple Valley Subdivision, Section Three, a Residential Planned Unit Development, as of record in Plat Book 6050, Page 536, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Robert A. Friedmann, III by Quitclaim Deed from GEC, Inc. of record in Book 9582, Page 86, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7380, Page 665; Book 8043, Page 754; and Book 7932, Page 285, Register's Office for said County.

This conveyance is subject to Deed of Conveyance to Metro for Sewer of record in Deed Book 8614, page 882 and Deed Book 8614, page 886, Register's Office for said County.

This conveyance is subject to Deed of Conveyance to Metro for water main of record in Deed Book 8614, page 964, Register's Office for said County.

This conveyance is subject to Deed to Metro for sewer of record in Deed Book 7430, page 179, Register's Office for said County.

This conveyance is subject to Deed to Metro for water main of record in Deed Book 7430, page 216, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 624 Maple Top Drive, Antioch, Tennessee 37211
(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 27th day of December 19 96

Robert A. Friedmann, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10342 PG 672

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Friedmann, III

the bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of December, 19 96.

Commission expires 3-3-99

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

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 _____, 19_____.

My commission expires _____

Notary Public

**RETURN TO:**
**TITLE CONNECTION, INC.**
1187 Vultee Boulevard
Nashville, Tennessee 37217

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Agreement for sewers and/or storm drainage of record in Deed Book 6315, page 987, Register's Office for said County.

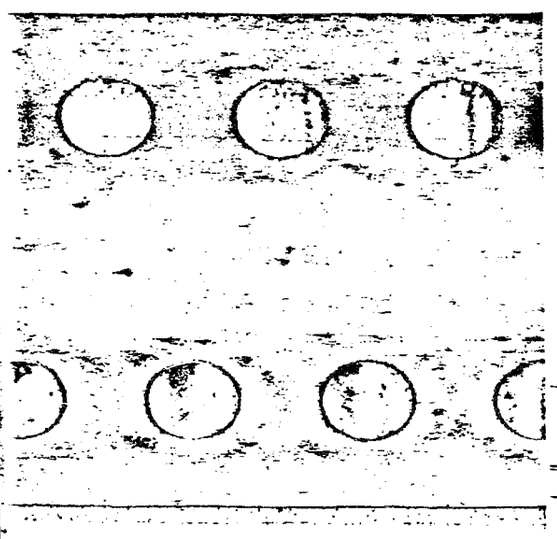
This conveyance is subject to storm water Detention Agreement of record in Deed Book 7361, page 238, Register's Office for said County.

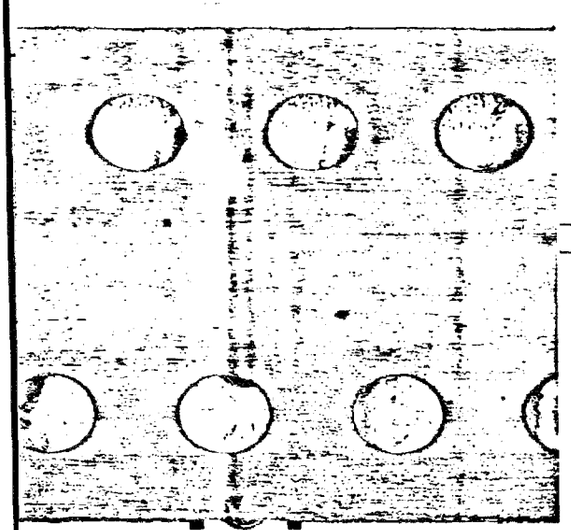
This conveyance is subject to Deed to Metro for water main of record in Deed Book 8377, page 902, Register's Office for said County.

This conveyance is sujbect to Deed to Metro for sewer of record in Deed Book 8377, page 917, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

0270906
IDENTIFICATION REFERENCE
PICK-UP
97 FEB -6 PM 2:13
REGISTER
DAVIDSON COUNTY, TN.
4008 02/06 0101 03CHECK 394.63





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10342 PG 674

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | COTX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MOTX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
103141.00
CON TX 381.63
PRFEE 1.00
WDEED 12.00
TOTAL 394.63
CHECK 394.63

02/06/97 01 14:18 0001 4008

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0270906
IDENTIFICATION REFERENCE

97 FEB -6 PM 2:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1114509